



FIORE 5
NEW MARKET



PRESENTING A NEW LOOK AT MODERN LIFE IN THE HEART OF AUCKLAND

CONTENTS

About	..... 04	Floorplan	..... 12
Overview	..... 06	Location	..... 20
Apartments	..... 08	Lifestyle	..... 22
Key features	..... 10	FAQ	..... 26

INVITING YOU TO EXPERIENCE A UNIQUE NEW WAY OF LIVING

Situated in the heart of Auckland, Fiore 5 Newmarket offers a comfortable, stylish and luxury living experience. You will be proud to live here.

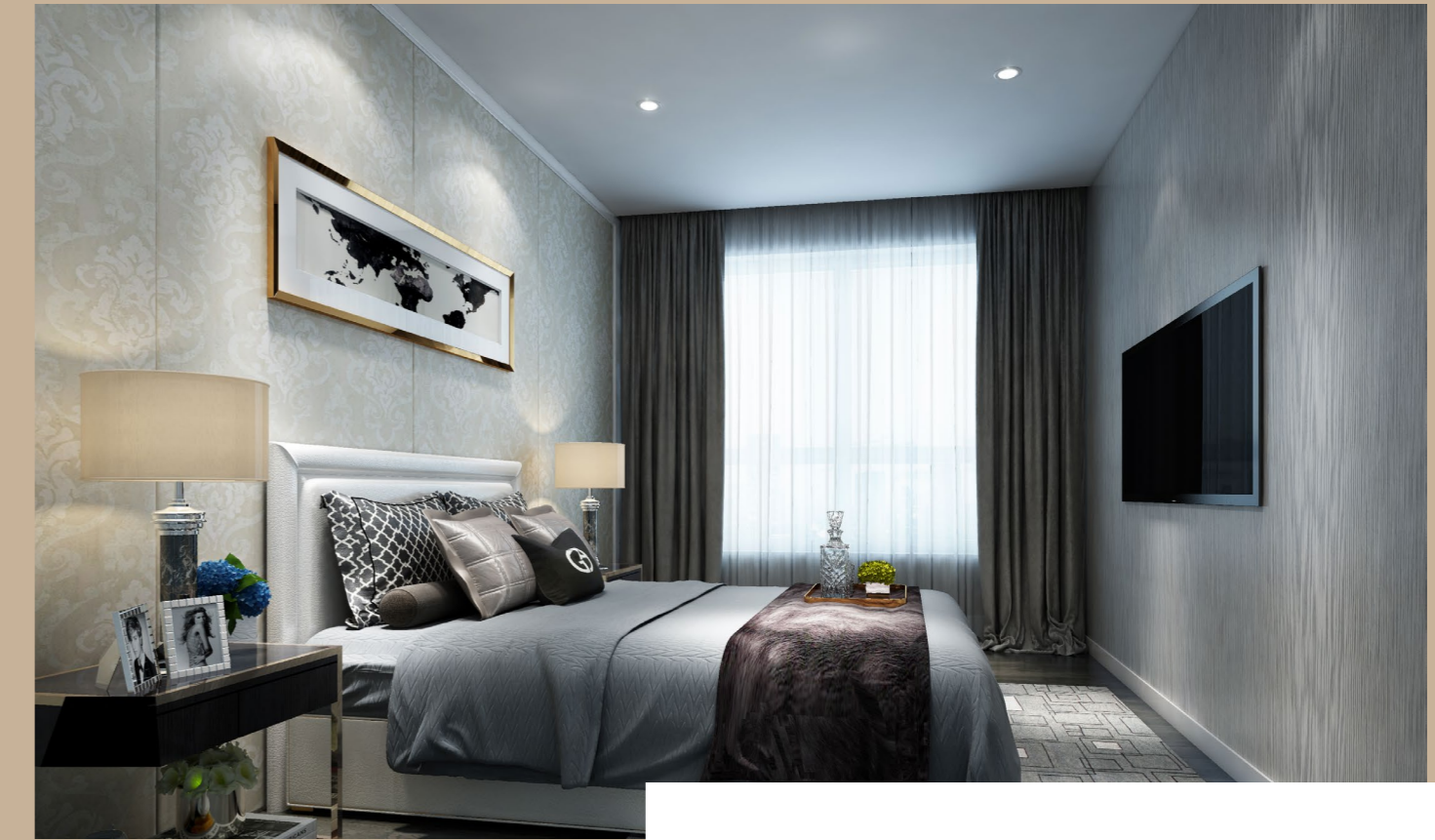
FIORE5NEWMARKET.CO.NZ



EXPERIENCE ELEGANT LIVING

Fiore 5 Newmarket has been meticulously planned to satisfy every need. Take advantage of an exceptional opportunity to secure your very own high-quality apartment. Make your home, your sanctuary.





No matter what you love, Fiore 5 Newmarket has everything at your fingertips. It is all about embracing the easy life at a truly unique residential address.

HIGH-CLASS LIFESTYLE

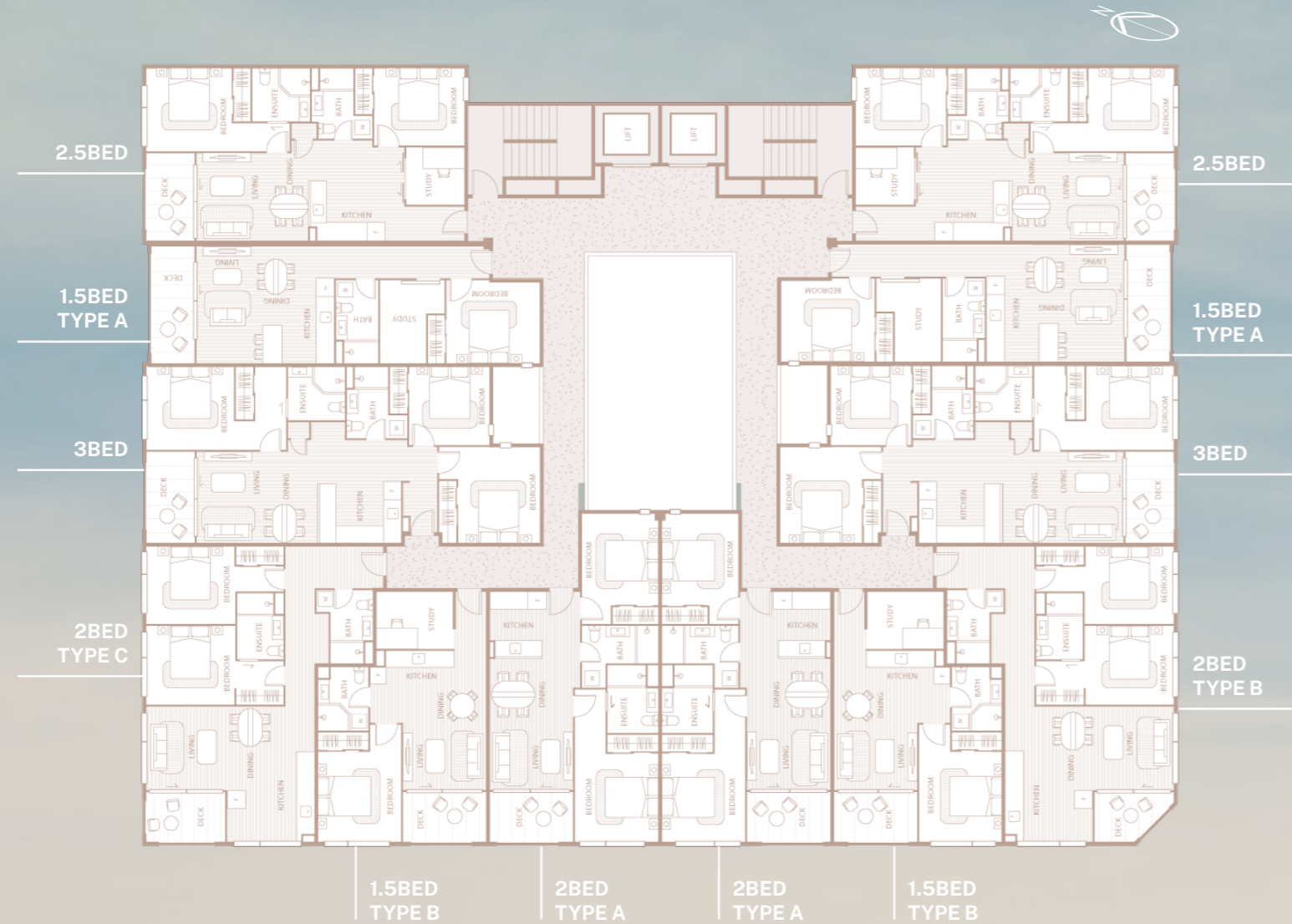
FEATURES YOU WILL LOVE

- Convenient location
- Corridor-style apartments with an open design to allow for natural light to flow through the centre of the building
- Substantial and flexible floor plan
- Sophisticated and contemporary design
- Robust building quality
- Cosy and comfy living with built-in heat pump in every unit
- Well-proportioned decks
- High-quality fittings and fixtures
- Friendly and relaxing environment with a common garden and rest area for socialising with neighbours and friends
- Secure entrance access
- Private gardens for ground-level units



LEVEL PLAN

Fiore 5 Newmarket offers carefully-designed 1.5, 2, 2.5 and 3 bedroom units. You get to choose from a variety of options and amenities, allowing you take control and plan the home best suited to you. Every unit offers a substantial, well-spaced floorplan for an effortless, easy lifestyle.



UNIT ELEVATION

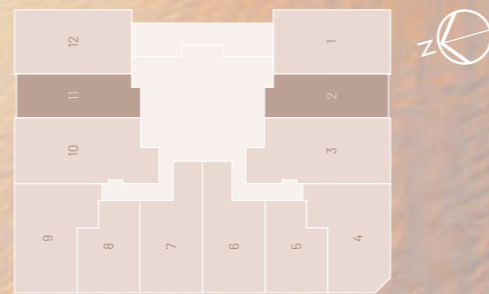


Level

10	1012	1011	1010	1009
9	912	911	910	909
8	812	811	810	809
7	712	711	710	709
6	612	611	610	609
5	512	511	510	509
4	412	411	410	409
3				
2				
1				
G				

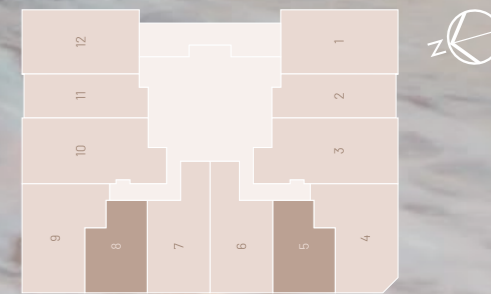
1009	1008	1007	1006	1005	1004
909	908	907	906	905	904
809	808	807	806	805	804
709	708	707	706	705	704
609	608	607	606	605	604
509	508	507	506	505	504
409	408	407	406	405	404

1004	1003	1002	1001
904	903	902	901
804	803	802	801
704	703	702	701
604	603	602	601
504	503	502	501
404	403	402	401



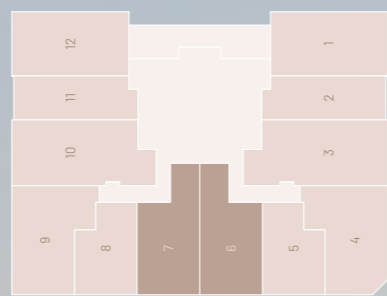
1.5BED TYPE-A

APARTMENT AREA	55.81m ²
BALCONY/DECK	8.35m ²
TOTAL AREA	64.16m ²



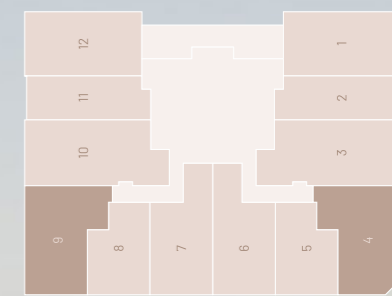
1.5BED TYPE-B

APARTMENT AREA	49.13m ²
BALCONY/DECK	6.08m ²
TOTAL AREA	55.21m ²



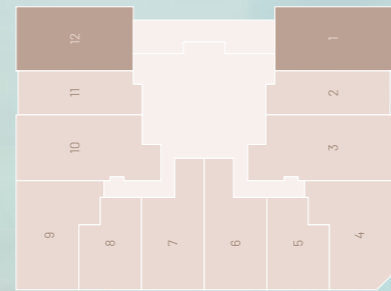
2BED TYPE-A

APARTMENT AREA	62.60m ²
BALCONY/DECK	6.23m ²
TOTAL AREA	68.83m ²



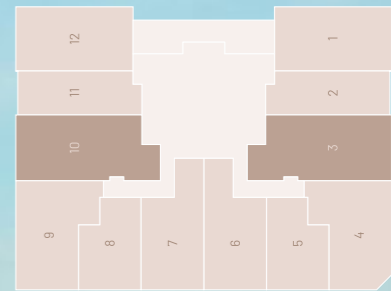
2BED TYPE- B&C

APARTMENT AREA	78.05m ²	78.25m ²
BALCONY/DECK	5.18m ²	6.50m ²
TOTAL AREA	83.23m ²	84.75m ²



2.5BED

APARTMENT AREA	74.52m ²
BALCONY/DECK	6.48m ²
TOTAL AREA	81m ²



3BED

APARTMENT AREA	87.2m ²
BALCONY/DECK	6.78m ²
TOTAL AREA	93.98m ²

THE PERFECT LOCATION

EDUCATION

1. ACG Parnell
2. Auckland Grammar School
3. Epsom Girls' Grammar School
4. Mount Hobson Middle School
5. Dilworth School - Junior Campus
6. Diocesan School for Girls
7. The University of Auckland, Newmarket Campus
8. The University of Auckland
9. Auckland University of Technology
10. Newmarket Primary School

TRANSPORT

11. Newmarket Station
12. Khyber Pass Rd/Broadway
13. Grafton Station
14. Southern Motorway

SHOPPING

15. Westfield Newmarket
16. Smith & Caughey's
17. Newmarket shopping district
18. Countdown Supermarket

PARK

19. Auckland Domain
20. Newmarket Park
21. Mount Eden Summit
22. Victoria Park

ENTERTAINMENT

23. Sky Tower
24. Auckland Art Gallery
25. ASB Arena
26. Spark Arena
27. Newmarket Tenpin Bowling
28. Event Cinemas Broadway
29. Les Mills Newmarket
30. The Olympic Pools & Fitness Centre
31. Viaduct Harbour

KEY LOCATIONS

- 1 ACG PARNELL
- 2 AUCKLAND GRAMMAR SCHOOL
- 3 EPSOM GIRLS' GRAMMAR SCHOOL
- 28 EVENT CINEMA BROADWAY
- 15 WESTFIELD NEWMARKET
- 16 SMITH & CAUGHEY'S
- 19 AUCKLAND DOMAIN
- 18 COUNTDOWN SUPERMARKET
- 11 NEWMARKET STATION
- 17 NEWMARKET SHOPPING DISTRICT
- 29 LES MILLS NEWMARKET

WALKING TIME

- 9 MINS
- 15 MINS
- 20 MINS
- 5 MINS
- 9 MINS
- 7 MINS
- 14 MINS
- 9 MINS
- 9 MINS
- 5 MINS
- 4 MINS



CONVENIENCE AND STYLISH LIVING CLOSE TO THE CITY

Perfectly positioned for those wanting to get the most out of life, Newmarket offers a world of opportunities. Only a five minute drive from the heart of the city, it offers position, potential and so much more.



EXCLUSIVE OPPORTUNITIES JUST AROUND THE CORNER

Everything you need is on your doorstep. Located within walking distance of Auckland's best schools zones such as Auckland Grammar School and Auckland University. Take satisfaction in the quality and comfortable city life that you deserve.



Epsom Girls' Grammar School



Auckland Grammar School

CLOSE TO EVERYTHING

Here, everything you need is on your doorstep. For those that prefer to dine and shop, the new Westfield Shopping Centre is just a 10-minute stroll from Fiore 5 Newmarket. Located within walking distance of Auckland's best schools and fantastic shopping, transport and amenities, you'll be perfectly situated for enjoying an easy, city fringe lifestyle.



Asian Supermarket



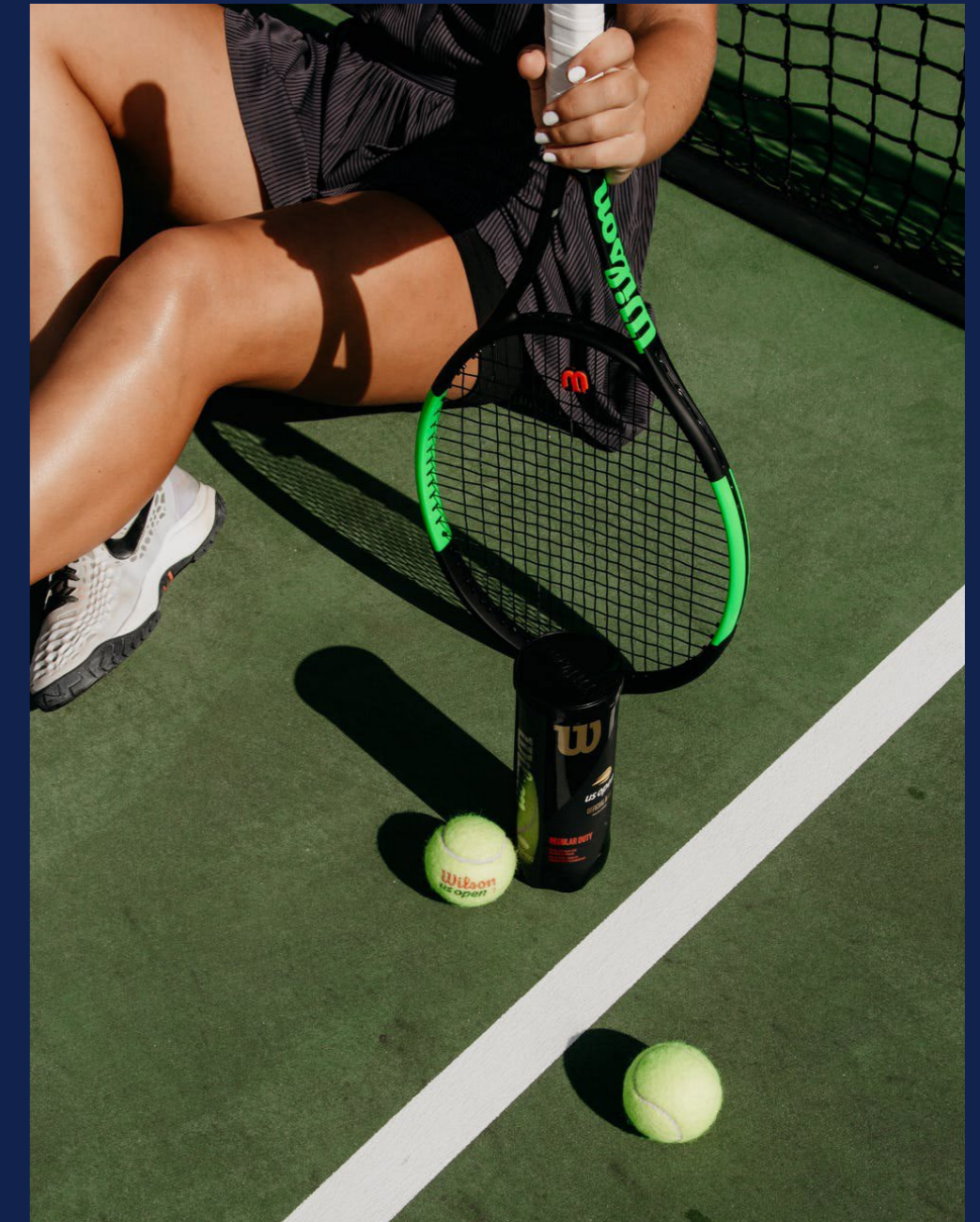
Shopping Mall



Cafe and Restaurants

WORK & LIFE BALANCE

With its remarkable location, you can truly enjoy a work and life balance at Fiore 5 Newmarket. Leave your car at home and take a stroll to amazing cafes, restaurants and world class shopping, as well as historic parks, medical centres and schools.



FAQ.

THE DEVELOPMENT

Why is Fiore NewMarket special?

The Fiore 5 Newmarket brings together the best aspects of modern and luxury apartments with advantages of the first-class hotel lifestyle. It will be a place of comfort and serenity, laughter, and happiness. We are creating a luxurious and holistic environment to redefine apartment life. Wellness themes are also carried into the apartment designs. The Fiore 5 Newmarket will be a space of refined, privileged space with an unashamed focus on the self. In other words, it will be an oasis of luxurious tranquillity. Yet It will also be a source of social connectivity, inspiration, and community. The Fiore 5 Newmarket will appeal to those who appreciate both the established value of Remuera and the global energy of the New Market. Residents will be able to enjoy a lot of Auckland's finest outdoor spaces within a 15-minute distance, with excellent public transportation and easy access to the highway network.

When is the construction likely to begin?

The construction will begin in September 2020, and the completion inspection will begin in July or August 2022 and be completed by early October 2022.

How many floors are there in the building?

Fiore 5 Newmarket is an 11-story building with a G floor consisting of a retail shop, three floors of parking lots, and four to ten floors for apartments.

Who is the appointed construction company?

Kncc Limited is an appointed construction company. As a local company of NZ, Kncc Limited participates in the design from the initial stage of FIORE 1 to 4 and advises on buildability. Kncc Limited has abundant construction experience for high-rise buildings with 15 stories or more from FIORE 1 to 4, and FIORE 5 will also complete the construction without any problems. Kncc Limited is also a company specializing in reinforced concrete construction.

What are the building materials?

Building materials are reinforced concrete, steel and double glazed exterior aluminium windows. Up to the second floor of the parking lot, it will be finished with tiles with marbles attached, and concrete will also be finished with waterproof paint. The interior seeks splendour and luxury, especially elevators and surrounding corridors will be decorated with colourful Marvel tiles. Balcony, stairway, and bridge-type passageways will seek cleanness, luxury and splendour through handrails constructed with aluminium columns and tempered glass. It will also be provided with white roll-screen curtains for exterior windows to emphasize the fineness. These modern materials have been chosen for their permanence and aesthetic appeal. The buildings will be built to meet or further excel the requirements of NZ building codes in all respects.

Is there a parking lot for my guests at the scene?

Can I buy an additional parking lot?

Parking lots are not only available for purchase but also for long-term rental, and enough space is available after afternoon work. There is no on-site parking lot for guests, but various parking lots are available within 150 meters. You will be able to purchase an additional parking lot if you have some spare time.

THE RESIDENCE

How many apartments will be built in the complex?

There will be 84 luxury residential apartments in the Fiore 5 Newmarket.

Is the apartment free of charge?

All apartments will be given have freehold strata unit titles.

Does it include soft furniture?

No. Movable furniture must be installed by the purchaser, but kitchen electrical appliances or closets, which are fixed type furniture, are provided as ancillary facilities and high-quality German products will be installed. The contents can be checked through the contract.

You say the Fiore 5 Newmarket Apartments support well-being. Can you tell me more?

The wellness theme that is established in the Wellness Centre and the common spaces is carried through into the apartments with potable water filtration, air filtration, air-conditioning, above-average internal acoustic design, privacy, security, warm colour palettes and orientation of the apartment to enhance sunlight and views. In addition, facilities such as sauna, large shopping mall, Chinese mart, swimming pool, and fitness centre, and golf courses and beaches are located within 15 minutes' distance, making life more diverse and happy.

Can developers change specifications?

Yes, the contents of the contract cannot be changed, but may be changed in unavoidable circumstances, e.g. when the Council requests a change or materials are not available. If the material is changed, the material will be reasonably practicable and will have the same quality and value as shown in the planning and overview specifications.

Is there a warranty?

Waterproofing for leaks and guarantees for concrete structures can be guaranteed for defects up to 10 years, and for other defects, according to the developer's obligation under the Building Act of 2004, site staff will be present up to 90 days from

the date of issuance of the CCC and will be repaired for reported problems. In addition, we will complete the pre-inspection before moving in. You will receive the Contractor's normal warranty and the manufacturing and material warranty held by Body Corporation.

MANAGEMENT AND CURATION

What is the Body Corporation fee?

The approximate fare is proportional to the value of each apartment and is available in show suites. It includes all expenses incurred in the maintenance, repair and maintenance of all common areas and gardens (including replacement), cleaning of building insurance, horticulture, and public spaces, wellness complexes and community services, and overall management and management of Body Corporation. The Body Corporation's cost. These will be 'remain' to their owners. Body Corporation will be tasked with ensuring that all costs are reasonably and appropriately incurred and that these costs are transparent and audited annually or as agreed by Body Corporation. Fees will be paid in addition to Body Corporation fees.

Advantages of Site-Reinforced Concrete Construction

The reinforced concrete construction, which is the basis of the Fiore 5 Newmarket, has the following advantages.

- Concrete has excellent compressive strength, thermal performance, and fire performance, but low tensile strength and ductility. By adding steel with excellent tensile strength and ductility to concrete, reinforced concrete becomes a very solid and economical building material. Concrete construction is expected to last more than 150 years.

- Concrete is not inherently flammable. For small fires, the construction of concrete oval walls will prevent damage to neighbouring units. Even in large-scale fires, the company greatly outperformed its steel construction performance. Concrete is easily repaired after a fire.

- On-site concrete construction is an integral structure that is constructed by pouring, forming, and curing on-site, and is almost perfect for waterproofing and earthquakes.

- As the concrete structure is continuously reinforced with horizontal reinforced steel, the construction of concrete on site is better than precast concrete construction in the event of an earthquake.

- The reason why on-site concrete construction is generally not used in the development of apartments in New Zealand is because construction costs increase if construction period is longer than precast concrete and there is a lack of skilled workers.

常见问题

关于开发

为什么Fiore Newmarket与众不同？

Fiore 5 Newmarket将现代豪华公寓的最佳方面与一流酒店式便利设施和优势融为一体。这将是一个舒适,宁静,充满欢声笑语与幸福的地方。

我们致力于营造一个豪华的整体环境,这将重新定义公寓生活。

健康主题也融入到了公寓设计之中。

Fiore5 Newmarket将是一个充分关注自我的高贵文雅的个性化空间,像极了个奢华又宁静的城中绿洲,身处闹市却独享一份静谧。不仅如此,Fiore 5 Newmarket也将积极倡导健康的社交方式,促进灵感的迸发,为社区的发展注入源源不断的活力。

Fiore 5 Newmarket将吸引那些既能欣赏Remuera的区域价值,同时又能欣赏Newmarket大都会能量的人们。您将在仅距您15分钟的路程范围内享受到许多奥克兰最佳户外活动场所,优质的公共交通系统和便捷的高速公路网络让您的出行轻而易举。

该工程将何时开始？

该工程将于2020年9月启动,竣工检查将于2022年7月或8月开始,并于2022年10月初完成。

整幢建筑有多少楼层？

Fiore5 Newmarket 是一幢11层楼的建筑,建筑底层为零售商店,一至三层为停车场,四至十层都为公寓住宅。

谁是指定的建筑公司？

KNC建筑有限公司是该建筑项目指定的建筑公司。作为一家新西兰本土公司,KNC早期就参与到了Fiore1至4的工程项目的的设计之中,并为项目提供可建造性方面的建议。KNC建筑有限公司具有丰富的高层建筑建造经验,例如Fiore1至4的建筑项目均为15层及15层以上的楼层高度。此次KNC将一如既往地为您打造出高品质的Fiore5。值得一提的是,KNC还是新西兰首屈一指的专门从事钢筋混凝土建造的建筑公司。

是否有为我的客人特设的停车场地?我可以购买额外的停车位吗？

停车场不仅可供业主购买,还可供长期出租,午后时段的空间车位十分富足。

尽管没有为客人特设的停车场,但在建筑150米范围内设有各式停车场。如果您需要更多的停车空间则可对停车位进行加购。

用于建造的建筑材料是什么？

建造所使用的建筑材料为钢筋混凝土,钢和双层玻璃铝制木工外窗。直至二楼的停车场,建筑外墙都将贴上带有大理石纹的瓷砖,混凝土也都将涂上防水涂料。

整幢建筑的内饰尽显辉煌和奢华,尤其是电梯及其周围的走廊将装饰有色彩斑斓的Marvel瓷砖。阳台,楼梯和桥式通道将通过由铝柱和钢化玻璃制成的扶手打造出整洁明亮,豪华前卫之感。整幢大楼还将为外窗配备白色卷帘以彰显精致。

选择这些现代材料是因为其持久性和能够呈现出建筑的美感。这些建筑物的建造将在各个方面达到或超过《新西兰建筑规范》的要求。

关于住宅

这栋综合性商住楼里将有多少套公寓？

Fiore5 Newmarket总计将建有84套豪华住宅公寓。

该公寓拥有永久产权吗？

所有公寓交付时您都将拥有它的永久性产权地契。

该公寓配备有软装装饰吗？

没有。移动式家具将由您自己负责购买安装,但作为辅助设施的固定类型家具,例如厨房电器或壁橱,以及高品质的德国产品将被预装在公寓中。更多相关内容您可以在购房合同中进行查看。

你能说说为什么Fiore 5 Newmarket公寓能为我提供健康支持吗？

建立在健康中心和公共空间中的健康主题贯穿于整个公寓之中。公寓不但实现了饮用水过滤,空气过滤和空气调节,而且还采用了高于平均水准的内部声学设计,打造出了兼具安全性又具私密性的居住空间,精心挑选的配色彰显了公寓轻奢的格调,公寓的朝向则让它最大限度地沐浴在阳光之中,带来的光影变幻更增添了这栋楼宇的现代化气息。

开发商可能会更改建筑材料明细吗？

是有可能的,虽然合同的内容无法更改,但是在某些不可避免的情况下材料是有可能进行更换的,例如,当市议会要求开发商更改材料或者材料无法获取时。一旦开发商更改建筑材料,则该材料必将是合理可行的,并且与原计划和概述规格中所示材料具有相同的质量和价值。

该公寓有房屋保修期限吗？

根据新西兰《2004年建筑法》中对开发商应承担义务的规定,开发商对于泄漏的防水保护和混凝土结构缺陷的担保长达10年,自代码合规证书发行之日起90天内,现场工作人员都将在场针对反馈的问题进行维修。此外,我们将在您搬入公寓之前完成细致的预检工作。您将获得由承包商提供的正常保修,以及由专业的物业管理公司提供的各项材料设施方面的保修。

管理和策展

什么是物业管理费用？

大致的物业管理费用与每个公寓的商品价值有关,您会在参观样品房时获得更详细的相关报价信息。您所支付的物业管理费用将用于物业管理公司支付所有公共区域和花园的保养,维修和维护(包括更换)所产生的费用,还包括支付建筑物保险,园艺,公共空间清洁和居民服务的费用,以及一般管理费用和物业行政管理费用。您所支付的物业管理费用将用于物业管理公司向您提供更优质的服务。物业管理公司将确保所有费用产生的合理性,并本着公开透明的原则,每年进行一次审计或经由物业管理公司的同意进行审计。除物业管理费用之外,业主可能还需支付其他费用。

现浇钢筋混凝土建筑的优势

作为Fiore5 Newmarket建造基准的钢筋混凝土结构具备以下优势。

- 混凝土具有优异的抗压强度,热学性能和防火性能,但抗拉强度和延展性较低。通过向混凝土中添加具有高拉伸强度和良好延展性的钢筋,钢筋混凝土成为一种非常坚固且经济的建筑材料。混凝土建筑的使用年限预计可达150年以上。

- 混凝土本身是不易燃的。在有小火的情况下,防护墙上的水泥结构将阻断火源对邻近居住单元的破坏。即使在大火的高温作用下,混凝土的耐火性能也远远胜过钢结构。并且混凝土容易在火灾后进行修复。

- 现浇混凝土结构是在施工现场进行浇灌,成型和密实的整体结构,这种结构具备极佳的防水性和抗震性。

- 由于混凝土结构是用水平钢筋连续加固的,因此在地震中,现浇混凝土建筑比预制混凝土建筑具有更优的抗震表现。

- 现浇混凝土结构通常不用于新西兰的公寓开发的主要原因是,使用现浇混凝土进行建造的周期通常比使用预制混凝土要长,再者是因为缺乏能够熟练操作现浇混凝土施工工艺的工人。



FIORE is delighted to announce the construction of the brand new Newmarket apartments, positioned for maximum enjoyment in the heart of Auckland. Ideal for first home buyers, investor portfolios and professionals looking for a central bolthole, here is your contemporary and comfortable invitation to cosmopolitan living.



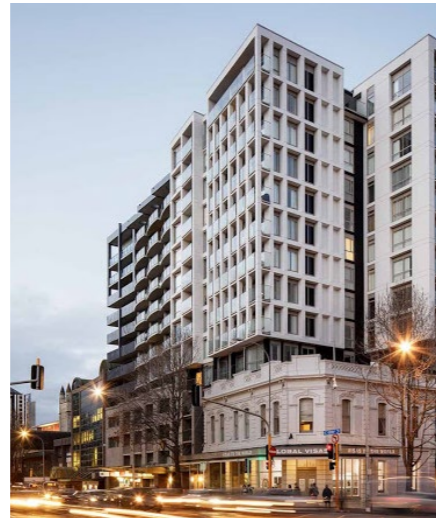
FIORE HOBSON 1

Address | 152 Hobson Street Auckland CBD

Contractor | KNC Construction Ltd

Project Size | 72 residential units, 3 retail units

Completion | Completed & moved in 2008



FIORE HOBSON 2

Address | 168 Hobson Street Auckland CBD

Contractor | KNC Construction Ltd

Project Size | 119 residential units, 5 retail units

Completion | Completed & moved in Dec 2016



FIORE WAKEFIELD 3

Address | 57-59 Wakefield Street Auckland CBD

Contractor | KNCC Ltd

Project Size | 116 residential units, 3 retail units over 1 level basement and 15 levels on ground

Completion | Commenced in Dec 2017

To complete & move-in by Dec 2019



FIORE COOK F

Address | 50-52 Cook Street Auckland CBD

Project Name | Fiore Cook Residences

Contractor | KNCC Ltd

Project Size | 174 residential units, 3 retail units over 1 level basement and 15 levels on ground

Completion | Resource consent approved in Dec 2017



The Company KNC Construction Limited was first established in New Zealand on 2002. KNCC recognized the powerful potential of Auckland CBD and has several inner-city commercial & residential developments on the drawing board.



FIORE5NEWMARKET.CO.NZ

Site Location

10-12 Kingdon Street, Newmarket, Auckland 1141 New Zealand

Display Suite

408 Khyber Pass Road, Newmarket, Auckland

Disclaimer: The particulars are set out as general outline for the guidance of intending purchasers and do not constitute an offer or contract. All descriptions, dimensions, references to conditions and necessary permutations for use and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to the correctness of each item, and where necessary seek advise. No third party supplier or their agents has any authority to make or give any representations or warranty in relation to this property.