



Maymorn
Farm

Visit [MaymornFarm.co.nz](https://www.MaymornFarm.co.nz)

4 Easy Ways to Ownership



Our vision for Maymorn Farm was simple.

To create a neighbourhood that offers the kind of choice many people thought had disappeared.

A place where you can build the home you want, on a site that gives you room to live. Room for a garden, room to entertain, room to park a trailer or boat, and room to enjoy your own space without feeling on top of your neighbours.

As land has become increasingly scarce, sections have become smaller and housing more intensive. For many Upper Hutt buyers, the opportunity to secure a generous site and create a home tailored to their lifestyle has become harder and harder to find.

Maymorn Farm was created to bring that opportunity back.

We wanted Maymorn Farm to be different. And it is.

From the beginning, Maymorn Farm was designed as a complete neighbourhood, with quality infrastructure and long-term liveability in mind.

Spacious sites, rustic post-and-rail fencing, established roads, thoughtfully designed swales, and a growing community of completed and under-construction homes all contribute to a development with a strong sense of place.

The roads, swales and services outside each property boundary have been vested with Upper Hutt City Council, ensuring they meet the high standards required and can be maintained for generations to come. It means homeowners can enjoy the benefits of quality infrastructure without the ongoing responsibility that often comes with private roads or residents' associations.

Most importantly, Maymorn Farm offers something increasingly rare: choice.



With the development complete, you can see exactly what you're buying. Walk the sites, experience the outlook, see how the sun moves across the landscape, and start imagining where your home will sit within it.

Many developments are sold long before construction is complete, leaving buyers to rely on plans and promises. At Maymorn Farm, much of that uncertainty has been removed. The roads are in place, the sections are formed, and the neighbourhood is taking shape.

With more than 30 years of development experience behind Maymorn Farm, the Gillies Group has created a neighbourhood that delivers certainty, quality and the opportunity to build a home that's truly your own.

Making ownership easy in four different ways

1. Buy a section and build when ready



2. Turn-key



3. Design-and-build



4. Move-in ready



We know that while many people dream of a brand-new home, everyone has a different idea of how they would like to get there.

Some want the freedom to design-and-build from the ground up. Others would rather choose a finished home and simply move in. Most sit somewhere in between.

That's why Maymorn Farm offers four different pathways to ownership, giving you the flexibility to choose the approach that suits your lifestyle, budget and level of involvement.



1. Buy a section and build when ready

At a glance

- Choose your section.
- Enter into a conditional agreement to purchase.
- Confirm the agreement and pay a 10% deposit.
- Settle on the section and build when the time is right for you.

It really is that simple.

Once you've purchased your section, there's no requirement to start building straight away. You can secure your piece of Maymorn Farm now and take your time planning the next step.

When you're ready, you're free to engage the builder and designer of your choice. Subject to a small number of sensible covenants that help protect the quality and character of the development, you can create a home that reflects your own style and needs.

There are no prescribed builders and no deadlines requiring you to begin construction. The only requirement is that once building commences, the home is completed within 12 months — a timeframe that is typically very achievable.

With the development complete, you can walk the sections, experience the outlook, and choose with confidence. The earthworks are finished, the neighbourhood is taking shape, and what you see today is what you'll be building within tomorrow.





2. Turn-key

It's as simple as 1, 2, 3: choose a section, select a home, and move in.

At a glance

- Choose a section.
- Select a home design.
- Enter into a conditional agreement to purchase.
- Confirm the agreement and pay a 10% deposit.
- Pay the remaining balance on completion and move into your new home.

Choose your section

The best way to choose a section is to walk it.

With fencing now in place, it's easy to see the boundaries, understand the usable space, experience the outlook, and see how the sun moves across the site throughout the day.

Our team is on site most weekends and is happy to walk through the available options with you. Simply get in touch to arrange a time, or visit one of our advertised open days.

Select your home design

We've developed a range of home designs that have already been tested and priced for Maymorn Farm, making the process straightforward and transparent. Simply choose the design that best suits your family, lifestyle and budget. From there, our team will work with you to ensure the home and section complement each other perfectly.

Because every site is different, we'll model the home on your chosen section so you can see how it sits on the land, where outdoor living areas will be positioned, and how the home will capture sunlight throughout the day.

One of the biggest advantages of our turn-key packages is certainty. Floor plans, kitchen layouts, specifications and inclusions are all defined from the outset, so you know exactly what you're purchasing before construction begins.

Our homes feature carefully selected products, fixtures and finishes from trusted suppliers we've worked with for many years. Every component has been chosen for its quality, durability and proven performance.

Each home is delivered move-in ready, including landscaping, exposed concrete hard surfaces, topsoiled lawns and



hydroseeding to encourage quick establishment. The only items you'll typically need to arrange yourself are curtains and blinds.

Secure your turn-key package

Once you've selected your section and preferred home design, you'll enter into a Sale and Purchase Agreement.

The agreement includes a 15-working-day conditional period, giving you time to confirm finance and complete any other due diligence before the purchase becomes unconditional.

From there, the process is straightforward:

- Confirm your preferred colours and finishes with guidance from our design team.
- Detailed design documentation is prepared, including structural engineering and site-specific plans.
- A build programme is established, including an estimated construction start date and completion timeframe.
- Building consent documentation is submitted to Upper Hutt City Council.
- Construction begins in accordance with the agreed programme.
- Regular build updates keep you informed of progress throughout the project.
- Prior to handover, you'll be invited to a final walkthrough to inspect your completed home before settlement.

For most homes, construction is typically completed within approximately six months from foundation to completion, although timing may vary depending on the design and consent process.



3. Design-and-build

At a glance

- Choose and secure your section with a conditional contract.
- Select a builder and design your home.
- Confirm your build price and make the section purchase unconditional.
- Settle on your section.
- Build your home using a standard progress payment contract.

Like all pathways at Maymorn Farm, the journey begins with choosing the section you love.

From there, it's about finding the builder that's right for you. We've partnered with a range of trusted building companies that we know and have worked alongside. Each has its own style, strengths and approach, giving you the freedom to choose the team that best suits your needs.

Secure your section

Once you've selected a section, we're happy to enter into a conditional agreement that gives you time to work through the design and pricing process with your chosen builder.

This allows you to move forward with confidence before committing to the purchase.

Design your home

Most builders will offer a range of existing plans that can be customised to suit your lifestyle and chosen section. Alternatively, they may be able to work with you to create a completely bespoke design.

Working alongside your builder, you'll refine the layout, appearance and features of your home until it aligns with your vision, budget and the characteristics of your section.

Once the design has been finalised, your builder will prepare a detailed build price and contract.

As with any building project, it's worth taking the time to understand exactly what is included in the quoted price and whether there are any allowances or optional upgrades that may affect the final cost.

Confirm your build and purchase your section

Once you're happy with the design and pricing, you can confirm the purchase of your section and proceed with your building contract.

Typically, the process then follows these steps:

- Purchase and settle on your section.
- Enter into a building contract with your chosen builder.
- Complete detailed design and engineering documentation.
- Obtain building consent.
- Confirm the construction programme.
- Begin construction.





Building your home

Most Design-and-build projects operate under a progress payment structure.

Rather than paying for the entire build upfront, payments are made at key stages throughout construction as work is completed. These payments are grouped into milestones throughout the build, making the process easier to manage and align with bank lending requirements.

While every builder structures their contracts slightly differently, a typical New Zealand progress payment schedule may look something like this:

Stage	Typical % of contract	Cumulative %
Deposit / contract signing	5–10%	5–10%
Foundations / slab complete	10–15%	20–25%
Framing complete	15–20%	35–45%
Roof on / building enclosed	15–20%	50–65%
Exterior cladding, windows and lock-up	10–15%	65–75%
Services, linings and interior fit-out	15–20%	80–90%
Practical completion, final inspection and handover	10–15%	100%

The exact payment structure and timing will vary between builders, so we recommend discussing this with your chosen building company before signing your contract.

Your builder will provide a detailed payment schedule and construction programme before work begins, allowing you to understand exactly how the project will progress from start to finish.

The result is a home designed around your lifestyle, built by a team you've chosen, on a section you've selected yourself.



4. Move-in ready homes

A selection of homes at Maymorn Farm are already under construction, making home ownership even simpler.

At a glance

- Walk through our available homes or review the sites and plans, if they are under construction.
- Choose the one that's right for you.
- Enter into a conditional contract.
- Confirm your conditions.
- Pay a 5–10% deposit.
- Settle and move in.

Sometimes you simply want the certainty of being able to walk through a home, experience the spaces for yourself, and know exactly what you're buying.

A Move-In Ready Home gives you all the benefits of a brand-new home without the time and involvement required during the design and construction process. Everything has already been thoughtfully planned, allowing you to focus on the exciting part — moving in.

Many of these homes are available while still under construction. If you purchase early enough in the build process, you may have the opportunity to personalise selected colours and finishes. For homes further advanced, our design team will have already curated a colour palette and material selections that complement the home's design and character.

Whether you're looking for a faster move-in date or simply prefer the certainty of seeing the finished product before you buy, our Move-In Ready Homes offer an easy path to ownership.



Notes & FAQs

What agreement do you use?

All section and home purchases use the standard Agreement for Sale and Purchase of Real Estate jointly published by the New Zealand Law Society and the Real Estate Institute of New Zealand (REINZ).

Why should I secure a section early?

Once a section is under contract, it is no longer available to other buyers. As Maymorn Farm nears completion and the number of available sections continues to reduce, we encourage buyers to secure their preferred site as soon as they are comfortable doing so.

What conditions are included in the agreement?

For your peace of mind, our agreements typically include a 10–15 working day conditional period for:

- Solicitor's approval of the agreement.
- Purchaser due diligence.

These conditions are included solely for the purchaser's benefit and provide time to complete the checks and enquiries that are important to you.

If you decide not to proceed during the conditional period, you are under no obligation to provide a reason. Our goal is to ensure you have the time and confidence to make the decision that is right for you, without pressure.



Visit MaymornFarm.co.nz



Maymorn Farm

Disclaimer: Every precaution has been taken to establish the accuracy of the material herein at the time of printing, however, no responsibility will be taken for any errors/omissions. Prospective purchasers should not confine themselves solely to the content of this material and acknowledge that they have received recommendation and had reasonable opportunity to seek independent legal, financial, accounting, technical and other advice. The material herein was prepared solely for marketing purposes prior to the commencement of construction and the approval of necessary Territorial Authority consents. The Developer reserves the right to increase or decrease the number of units. Changes may be made during development and all dimensions, finishes, fittings and specifications are subject to change without notice. All illustrations are artist's impressions only. Loose furniture, feature lighting and window dressings are shown for illustration purposes only and are excluded from the purchase price. Landscaping is indicative only, see site-specific landscaping plans. A Gillies Group Development.



GilliesGroup
ALL THINGS PROPERTY