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lifestyle investment at

# THE BEACON



With a lakefront location, spacious living areas, impeccable interior design, unbeatable views over Lake Wakatipu and just a short stroll to the heart of Queenstown, The Beacon is superbly positioned for maximum returns and capital growth. Since opening in 2004, The Beacon has continued to set the benchmark for in terms of quality location, quality design and quality construction. And as part of the renowned Peppers network of managed apartments, The Beacon also has in place a superb management and marketing team all working for you to build your rental income and add even more value to your investment.

## The Beacon at a glance

- Superb lakefront location just a short stroll to heart of Queenstown
- Private balconies or access to the common courtyard
- Architecturally designed
- Quality Construction
- Quality international management with Stella branded as "Peppers"
- Potential for strong long term capital gain
- Luxurious, professionally designed interiors
- Uninterrupted lake and mountain views
- Fully fitted stylish kitchens – lakefront and gardens only
- Gas fires, wool carpets and under floor heating
- Landscaped gardens, communal courtyard and lawns
- In house gym, breakfast room and boutique conference facility



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## Location

Queenstown is a beautiful resort town and the ideal place for a holiday apartment. The most sought after investment properties are the ones with Lake Frontage and spectacular, uninterrupted views across the water to the mountains beyond. The Beacon has all this combined with the added benefit of being just a short stroll from the town centre.

- Conveniently located on Lake Esplanade
- Waterfront position ensures unobstructed views across Lake Wakatipu to Cecil Peak and the Remarkables mountain range.
- An easy 2-5 minute flat walk to the town centre.
- Just steps from the lake.
- Premium real estate area highly sought after by investors

## The Apartments

Care and attention from concept to completion. That's something you can really see. There's an attention to detail, an eye for quality and a commitment to the best result that means these truly are five star apartments. Where things such as heated mirrors, exceptional paint finish (level 5) and the most versatile of furnishings have been thought about and incorporated so you can be assured of a superior building development.

- Apartments have been specifically designed with owner-occupiers in mind.
- Spacious interiors open up to sprawling balconies that gaze over the lake.
- Each apartment enjoys stunning views of the lake and/or mountains.
- 1 bedroom apartments range in size from 41 sqm. To 60sqm.
- 2 bedroom apartments range in size from 87 sqm. to 168 sqm.
- 3 bedroom apartments range in size from 167 sqm. to 227 sqm.
- The penthouse apartments range in size from 269 sqm. to 520 sqm.
- Sizes include the balcony and courtyard areas.
- All apartments come complete with a stylish furniture package.
- Fully equipped kitchens include: Fisher & Paykel double dish drawer, Fisher & Paykel range hood, Fisher & Paykel wall oven and gas hob, Fisher & Paykel waste disposal, Fisher & Paykel fridge/freezer and Fisher and Paykel microwave. All finishes are high quality brushed stainless steel. (Note: small two bedroom apartments may differ from above.)
- High quality designer light fittings including suspended kitchen light fixtures.
- Most bedrooms are ensuite. All the bathrooms are ergonomically designed and feature stone vanity tops, ceramic tiles and chrome tap ware. Most apartments have their own laundry facilities, comprising a Fisher & Paykel washing machine and clothes dryer.



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- Double-glazed windows, thermal backed drapes, under floor heating and quality wool carpeting as well as gas fires ensure comfort even in the coldest of winters.
- All apartments come with Sky TV and movie services, as well as a choice of national and international Pay TV channels.
- All apartments are wired in readiness for high speed internet services including 'broadband' internet and fully featured personalised email.
- Full gym facilities including treadmill, multi gym, free weights, stepper, bike, rowing machine, water dispenser, mirrors, exercise mats, TV, stereo and sauna are available for use.
- Landscaped gardens and outdoor areas featuring a mix of native and exotic flora. All apartments have car parking.
- Guest car parking is also available.
- Each apartment comes with a sizeable storage locker in the basement with space for skis, golf clubs, fishing rods and mountain bikes.
- All windows are double glazed for acoustic soundproofing and extra insulation.

## Opportunities

As one of Queenstown's premier apartment complexes The Beacon offers a great range of investment opportunities from 1 bedroom hotel right through to 4 bedroom luxury penthouse apartments complete with media room, spa pool and over 100m2 of private outdoor balconies. As Queenstown's apartment specialists, we have the widest range of Beacon apartments listed for sale and we are sure to have something that meets your requirements. Your first task is to decide on level of investment you are looking to make so we can come back to you with some specific options.

### Indicative Price Ranges

- Hotel Suites \$255,000 to \$295,000
- 2 bed / 1 bath apartments (no lake view) \$380,000 to \$400,000
- 2 bed / 2 bath apartments (with lake view) \$695,000 to \$725,000
- 3 bed / 3 bath apartments (with lake views) \$830,000 to \$1,300,000
- 4 bed / 4 bath apartments (with lake views) \$1,700,000 to \$2,795,000

\* All prices include furniture, but exclude GST (your purchase would be zero rated for GST provided the intention is to keep the apartment in the management pool).



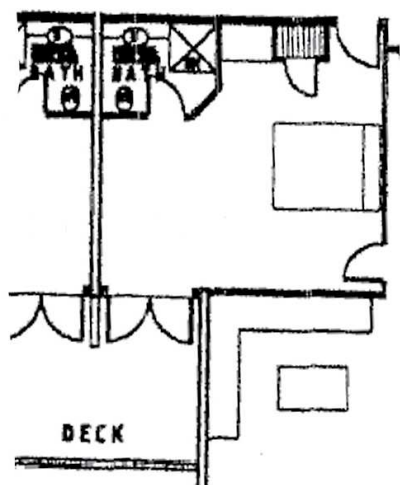
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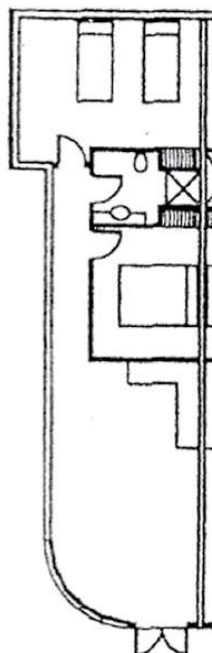
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## Apartment floor plans

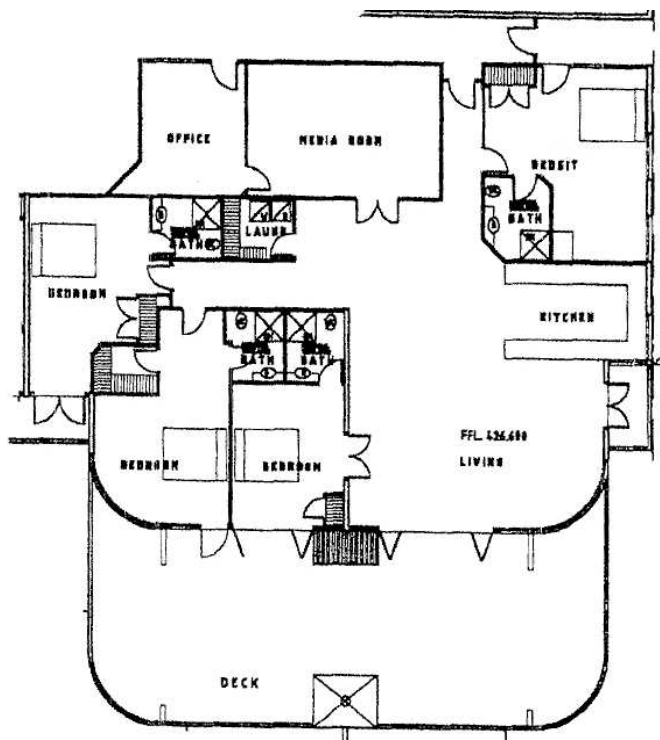
There are a range of floor plans and configurations available at The Beacon. Below are some indicative floor plans to give you an idea of the different layouts available.



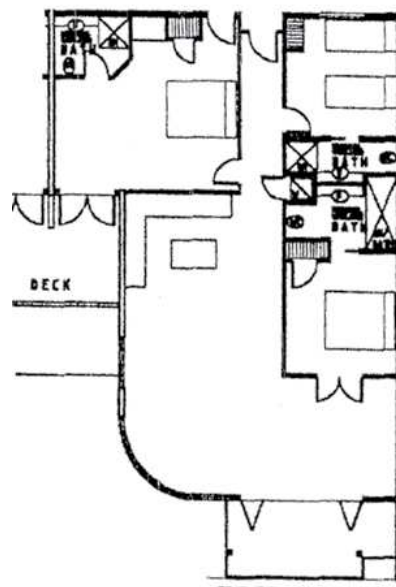
Typical one bedroom apartment  
41sqm - 60sqm



Typical two bedroom apartment  
87sqm - 168sqm



Typical four bedroom apartment  
269sqm - 520sqm



Typical three bedroom apartment  
167sqm - 227sqm

# FREQUENTLY ASKED QUESTIONS

## **What am I buying?**

You are purchasing a freehold unit titled apartment that you own in perpetuity.

## **What facilities are included?**

- Fully equipped gymnasium, with spa & sauna
- Landscaped gardens
- BBQ areas
- Secure underground parking
- Onsite Manager
- Ski drying room
- Lock-up storage rooms
- Garden Courtyard area

## **Who is The architect?**

Edwin Elliott. Ed has been involved in his own architectural practice specialising in Queenstown projects since the early 90's and is an award winning architect with a great sense of style and space.

## **What has been done to ensure quietness in the apartments?**

Construction is concrete walls and floors and timber framed partitions. Internal walls between apartments are constructed to provide an extremely quiet living environment and all floors have specifically designed acoustic underlay with gib board ceiling below to ensure minimal noise transfer.

## **Who was the developer?**

Wensley Developments Ltd. The company moved into property development in the Queenstown area in 1995 and developed The Remarkables Retreat on Frankton Road. The Point followed in 1998 and in 1999 it built The Glebe, on Stanley Street. The company then purchased the land on Lake Esplanade, and built the apartment complex now known as The Beacon. Construction of The Shore followed in 2004 and they have recently also completed The Club in 2007. Their current project is The Marina.

## **What is the stud height in each apartment?**

2.6 metres in all the living areas with a 2.4m stud height in the kitchen, bathroom and bedroom areas. Garage height is 2.2m.

## **Are there extra storage facilities?**

A good size lockable storage locker is provided in the basement for most apartments.

## **Is there secure parking?**

Yes – there are secure car parks available in the basement of the building. Entry to the car park is by card system. Guest parking is also available.

## **What equipment facilities does the gym have?**

Treadmill, free weights, bike, rowing machine, water dispenser, mirrors, exercise mats, Pilate's ball & roll, TV and stereo.

## **Are the apartments wired for internet/computer use?**

Yes – category 5 data and telecommunications cabling is in place for advanced communication technology. The building infrastructure provided will enable you to access the latest in IT services and is wired in readiness for broadband internet, fully personalized email, a choice of New Zealand and "Eze Stream Pay Movies. All apartments are wired for Sky TV and movie services.



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### **How secure will the apartments be?**

Security was a high priority during the entire design and development process. There is card entry to the basement car park, audio link to your apartment at the street entry, an access card to gain entry into the building after hours and an individual swipe card for each apartment. Plus there is a live in manager on site.

### **Who is the management company?**

The Beacon is managed by Stella Hotels & Resorts and branded as "Peppers" – one of Australasia's leading hotel and apartment management companies under the Stella Resorts umbrella.

### **Is there an on site manager?**

Yes. There is a professional, full-time on site manager and a long term frontline staff who continue to ensure The Beacon is managed and maintained and all guests are treated to the exacting Peppers standards.

### **Is the Management Agreement Optional?**

Yes. With 3 months notice to the management company. However, apartments can only be taken out of management 4 years from signing of the original sale and purchase agreement when the property was first sold. Also, if you opt out of the management agreement, you will be unable to claim back the GST on your purchase.

### **What does the Body Corporate do?**

The Body Corporate controls the administration and the general running of the complex but is not responsible for managing the rental returns. The Body Corporate is responsible for general maintenance and the upkeep of facilities, common areas, grounds and the building. The Body Corporate costs include all of the above and insurance costs on the building.

### **How much is the Body Corporate?**

The approximate Body Corporate fees are:

- 1 bedroom apartment \$1,500.00 per year
- 2 bedroom apartment (75m<sup>2</sup> – no lake view) - \$2,500.00 per year
- 2 bedroom apartment (100m<sup>2</sup> – lake view) - \$4,000.00 per year
- 3 bedroom apartment - \$6,000 - \$7,000 per year
- 4 bedroom apartment - \$11,000.00 per year

### **Can I, as an owner, be on the Body Corporate?**

Yes. All owners are members of the Body Corporate. Elections are held each year to elect Body Corporate members onto a committee to oversee the running of the Body Corporate.

### **How much are the Regional Council Rates?**

Approximately per annum: for a 2 bedroom apartment \$2,000.00, for a 3 bedroom apartment \$5,000.00, for a 4 bedroom apartment \$7,000.00.

### **What is the Purchasing Procedure?**

Pay a deposit of 10% on signing an unconditional agreement with the balance payable upon settlement.



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**What happens with GST?**

GST (Goods and Services Tax) is the responsibility of each individual owner. If you are purchasing from overseas you will need to establish a New Zealand registered company so you are registered for GST.

Your New Zealand lawyer will assist you with this part of the purchase process. Please advise Peppers if you require a separate Tax invoice each month. Goods and Service tax in New Zealand is 12.5%.

**How do I make a booking to use my apartment?**

Reservations need to be made in advance and are best done by e-mailing the resorts reservations department on [beacon.res@peppers.co.nz](mailto:beacon.res@peppers.co.nz) or phone +61 (03) 4410890 during office hours. Peppers will endeavor to confirm bookings as soon as possible so a long lead in period is preferable. We reply to all reservation requests within 24hrs.

**Who cleans my apartment when I stay?**

During an owners stay, your apartment is not serviced. A departure clean charge is automatically debited to your account on the day of check in. If additional mid-stay services are required, please liaise with Reception the day prior to have this completed and a charge will be debited to your account as needed.

**What consumables do I pay for?**

This figure includes all bathroom amenities, tea/coffee/sugars, milk, dishwashing and laundry powder sachets, dish wash powder and replacements.

**How do I arrange insurance?**

The Peppers team are more than happy to assist with information or suggestions as to insurers. At this point in time many units are insured with AON insurers. They are able to assess good rate as the Body Corp use this Company to insure the building.

**Do I get an Owners discount at other Peppers Properties?**

If you have any interest in staying with other Peppers Hotels and resorts properties please advise the Queenstown team of the details and they can make contact on your behalf to the property concerned.

**When should I stay in my apartment?**

The best time to utilise the unit is during the quiet season when there is less revenue to miss out on, and when the operating costs are at their lowest, as you still share in the operations' "standard expenses". The period's best for this are generally April to June. Please note that we welcome owners at anytime of the year however if peak periods are used returns can be somewhat diminished.



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# FURNITURE PACKAGE

## Typical three bedroom apartment

### Lounge and dining room

1 x dining table  
6 x upholstered dining chairs  
2 x three seater sofa  
1 x coffee table  
1 x TV cabinet  
1 x buffet sideboards  
2 x sofa tables  
1 x outdoor table  
4 x outdoor chairs  
1 x table lamp

### Blinds and sundries

Drape making  
Art work

### Electrical goods

1 x Panasonic 27" TV  
1 x Panasonic 25" TV  
1 x Panasonic video player  
1 x stereo with CD player

### Laundry and bathroom

1 x door mat  
1 x brush and shovel  
2 x rubbish bins  
8 x coat hangers

### Linen and bedding

2 x king wool blanket  
1 x king mattress protector  
3 x king flat sheets  
3 x king fitted sheets  
2 x single wool blankets  
2 x single mattress protectors  
4 x single flat sheets  
4 x single fitted sheets  
8 x pillows  
8 x pillow protectors  
16 x pillow slips  
1 x king electric blanket  
2 x single electric blanket  
8 x bath towels  
8 x guest towels  
8 x face clothes  
4 x bath mats  
4 x tea towels  
1 x pot mitt

### Master bedroom

1 x king mattress and base  
1 x king headboard  
1 x king bedspread  
2 x bedside tables  
1 x tallboy  
2 x table lamps  
1 x mirror

### Second bedroom

2 x single mattresses and bases  
2 x single bedspreads  
1 x lowboy  
1 x table lamp

### One bedroom apartment

1 x king mattress and base  
1 x king headboard  
2 x bedside tables  
2 x tub chairs  
1 x occasional table  
1 x TV cabinet  
1 x king bedspread  
Drape making  
Artwork  
2 x bedside lamps  
1 x lounge lamp  
1 x mirror  
1 x Panasonic 25" TV  
1 x clock radio  
1 x cordless kettle  
1 x toaster  
1 x iron and headboard  
1 x hairdryer  
1 x telephone  
1 x king electric blanket  
1 x wool blanket  
2 x king flat sheets  
2 x fitted sheets  
6 x pillows  
6 x pillow protectors  
12 x pillowslips  
4 x bath towels  
4 x guest towels  
4 x face cloths  
2 x bath mats  
2 x cups and saucers  
2 x side plates  
4 x tumblers  
4 x wine glasses  
2 x teaspoons  
2 x desert spoon  
1 x corkscrew  
1 x doormat  
1 x rubbish bin  
4 x coat hangers

### Kitchenware

1 x tray  
6 x dinner plates  
6 x side plates  
6 x soup bowls  
6 x cups and saucers  
1 x tea pot  
1 x sugar bowl  
1 x creamer  
6 x coffee cups  
1 x 6-cup coffee plunger  
6 x tall tumblers  
6 x tumblers  
6 x wine glasses  
6 x table knives  
6 x table forks  
6 x desert knife  
6 x desert fork  
6 x desert spoons  
6 x soup spoon  
6 x teaspoon  
2 x tablespoon  
1 x salt and pepper grinders  
1 x pitcher  
1 x display platter  
1 x baking dish  
1 x lidded casserole dish  
1 x set stainless steel pots  
2 x mixing bowls  
1 x strainer  
1 x grater  
1 x chopping board  
1 x kitchen scissors  
6 x assorted knives  
1 x potato peeler  
1 x tongs  
1 x salad server  
1 x can opener  
1 x cooking spoon  
1 x soup ladle  
1 x turner  
1 x potato masher  
1 x spatula  
6 x table mats  
1 x pot brush  
**Electrical goods**  
1 x iron  
1 x ironing board  
1 x cordless kettle  
1 x toaster  
2 x telephones  
2 x clock radios  
2 x hairdryers  
1 x electric fry pan

**Please note: furniture packages differ between apartment sizes and configurations. This list is therefore just a guide.**



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