



keeping addison great

As part of our commitment to creating enduring environments we have identified a need to ensure that Addison continues to deliver a sense of pride for its residents. This brochure outlines the role of the Addison Residents' Society in protecting your investment and keeping Addison a great place to live.

The Addison Residents' Society

This is an initiative from Addison Developments Limited. The Addison Residents' Society manages and maintains Addison's standards, helping the community to flourish and will make sure your home maintains its value.

What does the Addison Residents' Society do?

The Society contracts a manager to:

- Ensure that covenants are complied with
- Maintain reserves, commons and trees in public space
- Ensure street lights are operating
- Manage the removal of graffiti
- Organise security patrols
- Collect annual membership fees

The manager is currently Addison Developments Limited.

How do you benefit?

- Addison's average house prices have grown faster than surrounding areas reflecting the quality of Addison's built environment and well maintained parks and commons
- Having the Society in place has allowed Addison to allow for more community parks for everyone's enjoyment
- The Society protects the 'look' and standards of Addison into the future.

Your investment is protected and Addison will remain a quality suburb

- As a paying member you get to vote on how part of the money is spent every year at the AGM.

Who can be members?

All owners of a home in Addison can be a member of the Society and are encouraged to be members. An owner is someone who has purchased a property in Addison. All new owners in The Garden and The Avenues are required to be members of the Society through an Encumbrance that is registered on the title. All new owners sign a Deed of Covenant, which states that the owner of the property agrees they will abide by the Constitution of the Society and in turn help to keep Addison looking great.

What will membership cost?

There are different categories of members depending on the location and type of home. The 2010 annual membership fee ranges from \$430-\$485 pa. The membership fees are reviewed at the annual general meetings.

What happens when you sell your home?

When you sell your home, you or your Solicitor are required to ensure that the purchaser signs, a Deed of Covenant. This is so the new owner will be responsible for taking over the payment of Society Levies. This normally takes place when the purchaser settles the property. The signed Deed of Covenant should then be forwarded to Addison Developments so the members register can be updated. This procedure will ensure that you aren't liable for any future fees.

Would you like to know more?

Contact Tamsyn McDonald on 09 374 3300 or tamsyn.mcdonald@mccconnellproperty.co.nz

RESIDENTS' SOCIETY

