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ABOUT UNISPOT



Unispot is a cutting edge property development company, leading the market as a trusted brand through our extensive expertise in project, site, and people management.

Specialising in high-density properties, Unispot is uniquely skilled at finding the ideal balance between genuine quality and a fair price. Through this distinctive approach we have empowered thousands of first home buyers, investors, and downsizers to enjoy a beautiful, functional property for less.




We work with bespoke architectural practice OZAC Architects, who bring years of experience in creating spectacular residential designs for stylish living. We also work with construction company Reco, who create reliable and high-quality buildings throughout New Zealand, to ensure every project is not just artfully designed, but also economical, environmentally sound, and socially integrated.

At Unispot, we are passionate about the ongoing growth of Auckland, and are proud to offer our services to turn countless property dreams into realities, so first home buyers can finally have a place to call home.

By working seamlessly with a network of trusted consultants, subcontractors and other industry experts, we are forging a sense of unified community through teamwork, towards the shared goal of building a better and more affordable future for Auckland and Aucklanders.



OUR PROJECTS

- | | |
|--|---|
| 1  HEWLETT OASIS | 8  LARCHWOOD |
| 2  SWANSON WAY | 9  EDGEWEST |
| 3  THE PINE | 10  THE RIVERSIDE |
| 4  RYBURN GARDEN | 11  148 LINCOLN ROAD |
| 5  ARNEY SQUARE | 12  9-11 SCHNAPER ROCK |
| 6  WALSALL TERRACES | AND MORE.. |
| 7  ROUTELY HEIGHTS | |

FAQ



Q: What makes this development special?

A: Edge West is an architecturally designed development offers beautifully presented family homes with the rare combination of location and lifestyle. For the busy commuter the convenience of motorway access and public transport options will take the stress out of your work day, while North West Mall will provide endless possibilities for entertainment during evenings and weekends.

Westgate is a hub within Auckland's expanding Northwest: encompassing retail, commercial and community uses on a huge site with outstanding motorway access. A town square offers outdoor dining and movies, with the development of an extensive network of parks and walkways underway.

The position of EDGEWEST is second to none – located within walking distance to Northwest Shopping Centre, PAK'nSAVE, shops, restaurants, cafes, motorway access and so much more. With local parks and facilities at Massey Leisure Centre close by and just minutes to SH16 and 18 motorways, EDGEWEST provides family-friendly living in an ideal location.

Q: What am I buying?

A: You are purchasing a Freehold terraced house (terrace home) in Edge West development. Details of the plans & outline specifications are attached to the Agreement for Sale & Purchase which are available upon request.

Q: What does freehold mean?

A: Freehold is the most common ownership type of property in NZ and means that you own the land and the building. There is no body corporate required but all owners will be required to be part of the Residents Association.

Q: How many residential units are there?

A: In total there are 42 two bedroom or three bedroom homes.

Q: Who is the Developer and Architect?

A: Unispot and OZAC Architects.

Q: How long will it take to build?

A: Construction will be shortly started. We expect Edge West homes to settle around May 2022.

Q: How much deposit is required to purchase?

A: Buyers are required to pay a 10% deposit to secure their home (20% for non-residents). The remaining payment is not required until settlement.

Q: Is my deposit safe?

A: Yes, your deposit is safe. It is held in the trust account of the vendor's solicitor, Glaister Ennor.

Q: Can the Developer make variations to the plans & outline specifications?

A: The developer must deliver you the same home that you agree to buy. If during development something from the specifications is unavailable then the developer may change these at their discretion however it must be of a similar standard and style.

Q: Can I make changes to the design?

A: As construction is underway and consents already in place, the design and layout of the homes cannot be changed.

Q: Will a guarantee be provided by the Builder & other contractors?

A: 10 years of Building Warranty Insurance by Stamford.

Q: Is Edge West weathertight?

A: The building has been designed to the upmost standards to meet the structural & weathertightness requirements of the New Zealand Building Code.

Q: Will my home be quiet?

A: The external windows & sliding doors (where applicable) will be double glazed. Houses are designed and built to required acoustic standard to satisfy Council's consent conditions.

Q: What appliances are included?

A: Rangehood, oven, cooktop, dishwasher, waste disposer.

Q: Are the residences wired for telephone, internet & Sky?

A: The terraced houses are wired for telephone & high speed internet cabling to all living & bedroom areas. Telephone & internet which will be payable directly by residents in the usual manner. Each unit has TV outlet in living area.

Q: Can the price increase from what is agreed?

A: The price agreed at the time of signing a Sale and Purchase Agreement is the contractual price and will not change.

Q: What does a residents' association do?

A: The essence of a residents' association is to protect the value of your home and quality of the new development's community. A residents' association does several different things. Its main responsibilities are: Maintaining landscaping, lanes, services within these areas and providing other services as required such lighting. The association also monitors and, if necessary, controls how homes look and what can be done within the development; Enforcing the bylaws of the residents' association constitution; Setting and collecting the levies and generally enable the association to perform its functions.

Q: How much will it cost?

A: The levies are calculated using a fixed levy to homes in Edge West. These levies are estimated to be around \$1,345 per home (with comprehensive insurance). Levies will be administered by the residents' association to maintain common infrastructure and spaces. You will still pay rates to Auckland Council.

Q: Can I have my pet live in my home?

A: Yes. Animals must be approved by the Residents' Association/Body Corporate.

Q: How will I be kept informed of the progress?

A: All purchasers will be kept well informed of progress during construction by way of bimonthly newsletter.

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INCORPORATED SOCIETY





Body Corporate Manager

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D Property
Doug Wilson Senior Body Corporate Manager
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**PRELIMINARY INCORPORATED SOCIETY
PROPERTY AT 34-36 WESTGATE ROAD,
42 RESIDENTIAL LOTS**

(GST Inclusive)	Notes	Comprehensive Insurance
Insurance	1	\$30,000.00
Valuation	2	\$1,000.00
Electricity - Common Areas	3	\$500.00
Water & Waste Water - Common Areas	4	\$1,000.00
Cleaning of Common Areas	5	\$1,000.00
Landscape & Grounds Maintenance	6	\$800.00
Contingency Fund	7	\$1,000.00
Health and Safety Plan	8	\$1,248.00
Rubbish Collection	9	\$9,177.00
Administration of the Incorporated Society	10	\$10,650.00
TOTAL BUDGET (Including GST)		\$56,375.00
AVERAGE LEVY PER UNIT		\$1,342.26

Preliminary Budget - Westgate Rd - 34&36 B02

PROPERTY AT 34-36 WESTGATE ROAD, MASSEY
NOTES TO INCORPORATED SOCIETY BUDGET

1 Insurance: The insurance premium is based on a reinstatement estimate of \$600,000 and \$10.47 million. The Common area only insurance covers for the common area only. The comprehensive insurance includes the common area and house insurance for each individual unit.

2 Valuation: Annual fee for the preparation of an annual reinstatement insurance valuation.

3 Electricity: Estimated electricity consumption to supply the common area lights and other common area electricity connections.

4 Water & Waste Water Charges: Estimated cost of common area water and waste water. Note that each unit will be billed the cost of hot and cold water

5 Cleaning of Common Areas: An allowance to clean the common areas.

6 Landscape & Grounds Maintenance: An allowance to cover the cost of maintaining the landscaped areas.

7 Contingency Fund: An allowance to any other expenses not covered by the budgeted items.

8 Health & Safety Plan: The allowance is to cover the cost of preparing the Health and Safety report under the Health & Safety at Work Act 2016

9 Rubbish & Recycling Collection: The Incorporated Society will arrange for the collection of all rubbish and recycling from the building via a private rubbish collection company.

10 Administration fee: The annual fee for attending to the day to day management of the incorporated society

Disclaimers: This is a preliminary budget which has been prepared in advance on the basis of information supplied. The budget items have been estimated based on expenses incurred in other similar buildings managed by Strata. The actual expenses may vary from these estimates. These costs exclude general rates which are billed directly to owners by Auckland Council.

Preliminary Budget - Westgate Rd - 34&36 B02

Levy Estimates for Each Unit

Unit	Levy Estimate comprehensive insurance	Unit	Levy Estimate comprehensive insurance
1	\$1,392.85	22	\$1,180.38
2	\$1,392.85	23	\$1,180.38
3	\$1,392.85	24	\$1,180.38
4	\$1,392.85	25	\$1,180.38
5	\$1,392.85	26	\$1,392.85
6	\$1,392.85	27	\$1,392.85
7	\$1,392.85	28	\$1,180.38
8	\$1,392.85	29	\$1,180.38
9	\$1,392.85	30	\$1,180.38
10	\$1,392.85	31	\$1,180.38
11	\$1,392.85	32	\$1,180.38
12	\$1,392.85	33	\$1,392.85
13	\$1,392.85	34	\$1,392.85
14	\$1,392.85	35	\$1,392.85
15	\$1,392.85	36	\$1,392.85
16	\$1,392.85	37	\$1,392.85
17	\$1,392.85	38	\$1,392.85
18	\$1,392.85	39	\$1,392.85
19	\$1,392.85	40	\$1,392.85
20	\$1,392.85	41	\$1,392.85
21	\$1,180.38	42	\$1,392.85
Total		\$56,375.00	

Preliminary Budget - Westgate Rd - 34&36 B02

RENTAL APPRAISAL



22 February 2021

To whom it may concern:

RE: 34-36 Westgate Drive, Westgate

Thank you for the chance to present a rental appraisal for the above mentioned property.

Our rental appraisal is based on location, similar rentals achieved within and surrounding the property, meanwhile rentals achieved for unfurnished house in non-serviced buildings within the vicinity that provide similar facilities are fully considered.

This report is not a substitute for a registered valuation although it was compiled using correct data, therefore should not be exclusively relied upon by any third party without seeking additional suggestion.

If you have further queries please do not hesitate to contact the writer.

Yours faithfully



Wallace Wang
General Manager

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34-36 Westgate Drive, Westgate

Typology	Bedrooms	Bathrooms	Car parking	Estimated rental range
2 Bedroom	2	1.5	No	\$460 to \$490
2 Bedroom	2	1.5	1	\$480 to \$520
2 Bedroom plus Study	2	1.5	No	\$530 to \$560
2 Bedroom plus Study	2	1.5	1	\$560 to \$600
3 bedroom	3	2.5	1	\$630 to \$660

Yours faithfully



Wallace Wang
General Manager

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SPECIFICATION



HOUSE SPECIFICATION INCLUSIONS



General exterior

Foundation and timber framing as per approved plan
Inter-tenancy wall (GIB Barrier System) as per approved plan
Roofing Metalcraft T-Rib roofing as per approved plan
Fascia and gutter Metalcraft
Downpipe Round PVC
Window Aluminium with double glazed glass
Soffit James Hardie soffit Lining, pvc joint paint finish
Cladding Cladding System over cavity and brick cladding as per approved plan
Insulation as per approved plan
Private drainage system as per approved plan
Wiring and Water Pipe Standard electrical wiring, telecom wiring, and water supply pipe

General interior

Carpet Standard synthetic jute carpet flooring with underlay
Laminate Flooring for Ground floor except powder room
Tile Standard ceramic tile for powder room and laundry floor area with tile skirting
Standard ceramic tile for bathrooms floor and wall
Gib lining as per approved plan with painted finish
Interior door Groove with lever door handles
Smoke alarm as per approved plan
Skirting Standard timber skirting
Security alarm system
Main switch board
Data distribution board

Entrance

Main entrance door refers to approved drawings
Digital lock

Living

LED down light
TV outlet
Tel-communication point
Power point
Switch socket

Kitchen

LED down light
Power point
Switch socket
Kitchen cabinet with engineered stone benchtop including soft close
Kitchen Appliance **BOSCH** 53cm integrated Rangehood
DHL555BAU or similar
BOSCH 5 function 66 wall Oven HBF113BR0A or similar
BOSCH 60cm ceramic Cooktop sword
PKE611CA1A or similar
BOSCH 45cm built under s/s Dishwasher
SPU68M05AU or similar
Robinhood Scrapeater 1/2HP Waste disposal
SE390QA or similar



HOUSE SPECIFICATION INCLUSIONS



	<p>Sink Under-mounted stainless-steel sink</p> <p>Kitchen mixer Kohler Taut kitchen mixer with single lever (74053t-4E-CP) or similar</p> <p>Tile splashback</p> <p>Floor waste gully</p>
Powder room	<p>Vanity Floor standing or wall-hung vanity</p> <p>Basin Ceramic basin with overflow</p> <p>Basin mixer Kohler Taut basin mixer 74013T-B4ND-CP or similar</p> <p>Mirror Bevelled mirror above vanity</p> <p>Toilet set</p> <p>Roll bar Standard toilet roll bar</p> <p>Floor waste gully</p> <p>Extract fan</p>
Stairs	<p>Light LED stair lights with two-way light switch</p> <p>Switch socket</p> <p>Handrail Timber or steel handrail depends on location</p>
Storage room	<p>Open shelf</p> <p>Power point</p> <p>Hot water cylinder</p>
Bedrooms	<p>LED down lights</p> <p>Power point</p> <p>Switch socket</p> <p>Switch socket</p>
Study room (For Unit 12-42)	<p>LED down lights</p> <p>Power point</p> <p>Switch socket</p> <p>Tel-communication point</p> <p>Sky light for Unit 13-19, Unit 22-25, Unit 28-32, Unit 35-41</p>
Bathrooms	<p>Vanity Floor standing or wall-hung vanity</p> <p>Basin Ceramic basin with overflow</p> <p>Basin mixer Kohler Taut basin mixer 74013T-B4ND-CP or similar</p> <p>Shower/Bath mixer Kohler Taut shower/basin mixer 27914A-CP or similar</p> <p>Mirror Bevelled mirror above vanity</p> <p>Toilet set</p> <p>Toilet roll bar Standard</p> <p>Shower set Curved shower set with chrome glass and easy clean</p> <p>Shower Slider Kohler Studio II Multi-Function Slide Shower 22981A-CP or similar</p> <p>Extract fan</p> <p>Heated towel rail</p> <p>Floor waste gully</p> <p>Concrete driveway as per approved plan</p> <p>Footpath Pave footpath area as per approved plan</p> <p>Timber fence as per approved plan</p> <p>Outdoor power point for each unit</p>





HOUSE SPECIFICATION INCLUSIONS



Garden & Misc

Garden tap for each unit
Clothesline Standard clothesline for each unit
Mailbox Standard mailbox set with street number
Timber retaining wall as per approved plan
Tank as per approved plan
Garden lawn as approved plan
Deck Standard deck according to NZS3604 as approved plan

Building Warranty

10 years of Building Warranty Insurance by Stamford



