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# ABOUT UNISPOT



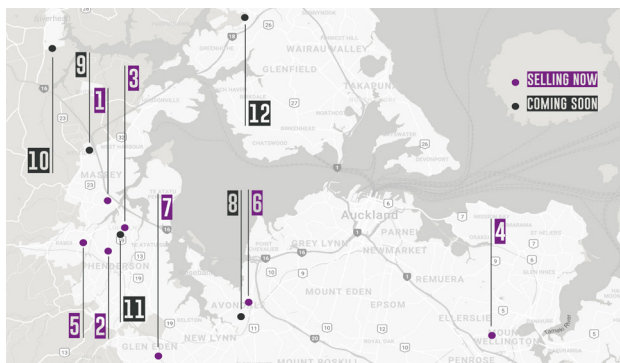
Unispace is a cutting edge property development company, leading the market as a trusted brand through our extensive expertise in project, site, and people management.

Specialising in high-density properties, Unispace 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 Unispace, 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  COATESVILLE POINT  |
| 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: 148 Lincoln Road is an architecturally designed development situated on Lincoln Road, an amazing location with Lincoln Road Pak n Save & Countdown supermarkets just around the corner. Only a very short drive to either Lincoln North Shopping Centre, or WestCity Mall. Even closer is the West Wave Aquatic Centre & Reserve and Waitakere Hospital – both within walking distance. Easy access to the motorway and close proximity to the local train station, bus station for your transportation needs. ACG Sunderland School is approx. 10 minutes walking distance away and plenty of other schools, pre schools and high schools are also available nearby.

**Q: What am I buying?**

A: You are purchasing a Freehold terraced house (terrace home) in 148 Lincoln Road 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: What does freehold strata title mean?**

A: Freehold strata title means that the land which the apartment building occupies is commonly owned by all owners in the building.

**Q: How many residential units are there?**

A: In total there are 11 two bedroom homes and an office area.

**Q: Who is the Developer and Architect?**

A: Unispot and OZAC Architects.

**Q: How long will it take to build?**

A: Construction is well underway. We expect 148 Lincoln Road homes to settle in 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 148 Lincoln Road homes 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?**

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 as 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 148 Lincoln Road. These levies are estimated to vary from \$2,769 to \$2,928 per home. Levies will be administered by the residents' association to maintain common infrastructure and spaces. You will still pay rates to Auckland Council. The house insurance is included in it.

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

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

**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 Unispot newsletter.

INCORPORATED SOCIETY







## INCORPORATED SOCIETY - 148 LINCOLN ROAD, HENDERSON, AUCKLAND (ALL BLOCKS)

<b>Budget Period:</b>		<i>Financial period to be determined</i>
<b>Proposed Budget - First Year (8 Residential Lots + 1 Unit Titled Lot)</b>		Prepared as at 11 March 2022
<b>GST Exclusive</b>		
Category	Description	Amount
Landscape & Ground Maintenance	Estimated cost to maintain common landscape and garden areas on a quarterly basis	\$360.00
Insurance Common Area	Indicative proportioned insurance premium for the development common areas according to advised reinstatement estimate.	\$1,145.76
Insurance - Properties (Lots 3-10 Only)	Indicative proportioned insurance premium for the properties according to advised reinstatement estimate.	\$7,201.92
Valuation	Reinstatement valuation for insurance purpose.	\$650.00
Administration Fee	Society administration/management costs.	\$2,385.00
Rubbish Collection	Quoted cost for regular removal of rubbish and waste from the residential properties only by a private rubbish collection contractor. Commercial Units to arrange individual collection at their own cost and the charge would be based on collected volume.	\$2,090.00
General Maintenance & Disbursements	An allowance for any unexpected items during the year.	\$1,000.00
Health & Safety Plan	Estimated one-off cost to prepare a Health & Safety Plan.	\$363.48
<b>Budget Total (Excl GST)</b>		<b>\$15,196.16</b>
	<b>Units 3-10</b>	<b>\$1,746.27</b>
	<b>Unit Titled Block - Rubbish (Excl GST)</b>	<b>\$570.00</b>
	<b>Unit Titled Block - All Other Costs (Excl GST)</b>	<b>\$656.03</b>

**Notes to the budget:**

- 1) This budget does not include any costs associated with the cost of Council rates, water, power to individual lot.
- 2) The insurance premium is an indication based on today's insurance market which may vary when the development is completed.
- 3) The above budget is an indication of likely costs of the first annual budget. The draft budget is intended as a guideline only and subject to change. The final budget will be confirmed at the time titles are issued.
- 4) The proportionment of Levies is based on: a. Unit Titled Block sharing 3/11 on rubbish collection cost, 0 share on Insurance-Properties and 5/13 on all other costs. b. Lots 3-6 each sharing 1/11 on rubbish collection cost, 1/8 on Insurance-Properties cost and 1/13 on all other costs.



**BODY CORPORATE - 148 LINCOLN ROAD, HENDERSON, AUCKLAND**

*Budget Period: Financial period to be determined*

*Proposed Budget - 12 Months (3 Residential Units + 2 Commercial Units)  
GST Exclusive*

Prepared as at 11 March 2022

Category	Description	Amount
Society Contribution - Rubbish Collection	Total levy contribution for rubbish collection to the head incorporated society (for PU1, PU 2 and PU3).	\$570.00
Society Contribution	Total levy contribution to the head incorporated society	\$656.03
Insurance	Indicative insurance premium for the development based on advised reinstatement estimate.	\$4,122.12
Fire Alarm & Sprinkler System Testing	Fire system and sprinkler system compliance testing and survey.	\$2,000.00
Common Electricity	The supply of power to the common areas.	\$1,000.00
Administration Fee	Administration/management costs.	\$1,325.00
General Maintenance & Disbursements	A fund to meet on-going repairs and maintenance of common property.	\$300.00
Long Term Maintenance Plan	Estimated one off cost to prepare a Long Term Maintenance Plan.	\$589.57
Health & Safety Plan	Estimated one off cost to prepare a Health & Safety Plan.	\$293.91
Contingency Fund	An allowance for unknown or unexpected costs during the year and fund the long term maintenance.	\$300.00
<b>Budget Total (excl GST)</b>		<b>\$11,156.63</b>

**Disclaimer:**

- 1) This budget does not include any costs associated with the cost of Council rates, water, power to individual unit.
- 2) The insurance premium is an indication based on today's insurance market which may vary when the development is completed.
- 3) The estimated levy for each is an indication only based on selling price. The actual levy will be based on ownership/utility interest as determined by a registered valuer prior to titles being issued for the property.
- 4) The above budget is an indication of likely costs of the first annual budget. The draft budget is intended as a guideline only and subject to change. The final budget will be confirmed at the time titles are issued.

**BODY CORPORATE - 148 LINCOLN ROAD, HENDERSON, AUCKLAND**

**Budget Period:**

*Financial period to be determined*

**Proposed Budget Levy Estimate - First Year (3 Residential Units + 2 Commercial Units)**

**GST Exclusive**

Principal Unit	Rubbish Collection (\$)	Society Contribution	BC Levy Estimate (\$)	Total Levy Estimate (\$)
1	190.00	162.28	2,456.56	2,808.84
2	190.00	159.82	2,419.28	2,769.10
3	190.00	169.67	2,568.39	2,928.06
4	0.00	68.95	1,043.76	1,112.71
5	0.00	95.30	1,442.62	1,537.92
<b>Total</b>	<b>570.00</b>	<b>656.03</b>	<b>9,930.60</b>	<b>11,156.63</b>

Notes to the levy estimate:

1/ The estimated levy for each unit is an indication only, based on sale price. The actual levy amount will be based on ownership/utility interest as determined by a registered valuer prior to titles being issued for the property.

RENTAL APPRAISAL





148 Lincoln Road (Lot 1,2 and 11)      \$520.00-540.00      05/03/2021

Ray White Austar Property Services thanks you for engaging us to conduct a rental appraisal on your property. Based on current market we would consider the current market value for to be **\$10.00 - \$530.00 per week**.

### Property Description

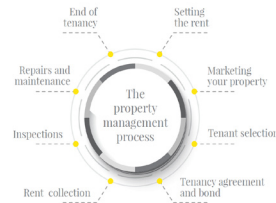


The brand new houses are smartly designed for comfort and easy living and is conveniently located in a highly sought after location of Waitakere City in Henderson.  
This dwelling is on three levels offers 2 bedrooms, 1.5 bathroom and commercial downstairs.



## The Value of a Property Manager

1. Comprehensive initial inspections
2. Regular market rent reviews
3. Educated legislative advice
4. 24/7 Contact
5. Daily rent and arrears monitoring
6. Minimised vacancy periods
7. Access to the best tenancy law advice
8. Compliant tenancy agreements
9. Personalised service offerings



*Let us know if you'd like to see the detailed list of over 40 unique tasks we can take care of when managing your property or if you'd like to request your free Landlord Information and Claimable Expenses Guides.*



Ray White Astar Property Services  
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36 Te Atatu Road, Te Atatu South  
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*This appraisal is only valid for a period of 30 days from today's date. Any use of this appraisal after this period will not be validated by Astar Property Services. This appraisal is based on REINZ statistics, experience and local knowledge. Please note that market and seasonal conditions at the actual time of letting may influence the final rent obtained. The agent has not viewed this property.*

# 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 as per approved plan  
Fascia and gutter Metalcraft  
Downpipe Round PVC  
Window Aluminium with double glazed glass  
Soffit James Hardie soffit with painted finish  
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 Timber Flooring for ground floor living, dining and kitchen floor area  
Tile standard ceramic tile for first floor toilet flooring and skirting, second floor bathrooms flooring, skirting and wall (2 sides of 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

Aluminium entrance door  
Digital lock

## Living

LED down light  
TV outlet  
Telecommunication point  
Power point  
Switch socket

## Dining

LED down light  
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 wall Oven HBF113BROA or similar  
BOSCH 60cm ceramic Cooktop sword PKE611CA1A or similar



# HOUSE SPECIFICATION INCLUSIONS



	<p>BOSCH 60cm built under Dishwasher SMU50E75AU or similar Insinkerator Emerson Waste Disposal Unit Model 20 or similar Sink Under-mounted stainless-steel sink Kitchen mixer Kohler kitchen mixer with single lever or similar Tile splashback</p>
<b>Powder room</b>	<p>Vanity Floor standing or wall-hung vanity Basin Ceramic basin with overflow Basin mixer Kohler Taut basin mixer or similar Mirror Bevelled mirror above vanity Toilet set Roll bar Standard toilet roll bar Floor waste gully Extract fan</p>
<b>Stairs</b>	<p>Light LED stair lights with two-way light switch Switch socket Handrail Timber or steel handrail depends on the location of it</p>
<b>Storage room</b>	<p>Open shelf Power point Hot water cylinder</p>
<b>Bedrooms</b>	<p>LED down lights Power point Switch socket Wardrobe</p>
<b>Bathrooms</b>	<p>Vanity Floor standing or wall-hung vanity Basin Ceramic basin with overflow Basin mixer Kohler Taut basin mixer or similar Mirror Bevelled mirror above vanity Toilet set Toilet roll bar Standard Shower set Curved shower set with chrome glass and easy clean Shower Slider Kohler Multi-Function Slide Shower or similar Extract fan Heated towel rail Floor waste gully Sky light for PU 2</p>
<b>Garden &amp; Misc</b>	<p>Mailbox Standard mailbox set with street number Timber retaining wall as per approved plan Tank as per approved plan</p>



# HOUSE SPECIFICATION INCLUSIONS



## Building Warranty

10 years of Building Warranty Insurance by Stamford

**Disclaimer:** The specification is the anticipated specification but may be subject to change as necessary and without notice.



