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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  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 be around \$1,695 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.

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• : INCORPORATED SOCIETY



First Annual Budget for
148 Lincoln Road, Henderson, Auckland 0610
Resident's Society
12 Units, 11 Townhouses, 1 x Commercial

Administration & Project Work

Inc GST

Society Administration & Management Fee including preparation of all annual financial accounts, annual tax and Society return, Annual General Meeting, raising levies, receipting, debt collection, bill payments	\$ 3,000	Barfoot & Thompson Accounting, Management & Administration Annual Fee - There is no cost for the developer for setup and administration of the society. The management fee will only come into effect once 75% of units transferred from developer. Note also includes annual Tax Return preparation and filing with IRD and all bank charges.
Total	\$ 3,000	

Grounds Maintenance

Grounds Maintenance	\$ 1,500	Landscaping maintenance for all common areas and gardens
General Repairs & Maintenance	\$ 1,500	Annual maintenance allowance
Total	\$ 3,000	

Rubbish Collection

Private Rubbish Collection **	\$ 2,700	Service for private collection for 12 Units
Total	\$ 2,700	

Insurance

Full replacement, comprehensive insurance	\$ 10,200	Includes all 12 units, common property, landlord fixtures & fittings and loss of rents cover.
Valuation Fee	\$ 440	2-yearly valuation for insurance renewal (50%)
Total	\$ 10,640	

Long Term Maintenance

Long Term Maintenance / Sinking Fund	\$ 1,000	Initial first year contribution to establish fund
Total	\$ 1,000	

GRAND TOTAL	\$ 20,340	Total Annual Residents' Society Operating Budget inclusive of GST and including Insurance
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Annual Levy Per Unit	\$ 1,695.00	Including GST and Insurance
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Proposed Levy Schedule for
148 Lincoln Road, Henderson, Auckland 0610
Resident's Society
13 Units, 12 Residential Units, 2 x Commercial / Retail

Unit	Type	Total m2	Estimated OI%	Appraised or List Value	*Estimated Annual Levy
1	Retail 1	28		\$ 280,000.00	\$ 697.43
2	Retail 2	43		\$ 387,000.00	\$ 963.95
3	Unit 1	83		\$ 659,000.00	\$ 1,641.45
4	Unit 2	83		\$ 649,000.00	\$ 1,616.54
5	Unit 3	79		\$ 699,000.00	\$ 1,741.08
6	Unit 4	78		\$ 689,000.00	\$ 1,716.17
7	Unit 5	78		\$ 689,000.00	\$ 1,716.17
8	Unit 6	78		\$ 689,000.00	\$ 1,716.17
9	Unit 7	78		\$ 689,000.00	\$ 1,716.17
10	Unit 8	78		\$ 689,000.00	\$ 1,716.17
11	Unit 9	78		\$ 689,000.00	\$ 1,716.17
12	Unit 10	83		\$ 699,000.00	\$ 1,741.08
13	Unit 11	83		\$ 659,000.00	\$ 1,641.45
TOTAL =		950.00	0.00%	\$ 8,166,000.00	\$ 20,340.00

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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.



Rental Appraisal

RayWhite



148 Lincoln Road (Lot 3 and 10)

\$550.00-570.00

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 **\$550.00 - \$570.00 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 two levels offers 2 bedrooms, 1 study, 1.5 bathroom and are corner units.



148 Lincoln Road (Lot 4-9)

\$530.00-550.00

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 **\$30.00 - \$550.00 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 two levels offers 2 bedrooms, 1.5 bathrooms.



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 Austar Property Services
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Leena Khemani

Property Manager

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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 Austar 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.

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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 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 ground floor toilet flooring and skirting, first/ second floor bathrooms flooring, skirting 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

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 HBF113BR0A or similar
BOSCH 60cm ceramic Cooktop sword
PKE611CA1A or similar



HOUSE SPECIFICATION INCLUSIONS



	BOSCH 60cm built under Dishwasher SMU50E75AU or similar Robinhood Scrapeater 1/2HP Waste disposal SE390QA or similar Sink Top-mounted stainless-steel sink Kitchen mixer Kohler kitchen mixer with single lever or similar Tile splashback
Powder room	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
Stairs	Light LED stair lights with two-way light switch Switch socket Handrail Timber or steel handrail depends on the location of it
Storage room	Open shelf Power point Hot water cylinder
Bedrooms	LED down lights Power point Switch socket Wardrobe
Study rooms	LED down lights Power point Switch socket Telecommunication point
Bathrooms	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
Garden & Misc	Footpath Pave footpath area as per approved plan Timber fence as per approved plan Outdoor power point for each unit Garden tap for each unit



HOUSE SPECIFICATION INCLUSIONS



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



