



# • CONTENT

About Unispot

FAQ

Incorporated Society

Rental Appraisal

Specification

# 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  |   |



**Q: What makes this development special?**

A: Sitting high and proud on Routley Drive, with expansive urban views towards the Waitakere Ranges, Routley Heights will give you cause to celebrate. The perfect place for you to call home.

Zoned for Glen Eden School, Glen Eden Intermediate and Green Bay High School. A short drive to LynnMall for weekend shopping and leisure, with the convenience of Titirangi Village, the Glen Eden shops, Train Station and public transport close at hand too, as are some of West Auckland’s famed beaches and walking tracks, Routley Heights is without doubt the best combination of peace and urban lifestyle envied by many.

Built high on Routley Road, these spacious family homes are beautifully presented, featuring two or three double bedrooms, open plan living, dining and kitchen flows effortlessly through out to north or west facing decks and gardens – perfect sunset entertainment on those warm summer evenings.

**Q: What am I buying?**

A: You are purchasing a Freehold terraced house (terrace home) in Routley Heights development. One carpark is provided per residential unit. 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 17 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 is well underway. We expect Routley Heights homes to settle in the end of 2021.

**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 Routley Heights 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 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 Routley Heights. These levies are estimated to be around \$1,150 per home. 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.

INCORPORATED SOCIETY

UNISPOT







## INCORPORATED SOCIETY - 41-43 ROUTLEY DRIVE, GLEN EDEN

Budget Period:

Financial period to be determined

Proposed Budget - First Year (17 Residential Lots)  
GST Exclusive

Prepared as at August 2020

Category	Description	Amount
Rubbish Collection	The regular removal of rubbish and waste from the residential property as quoted by a private rubbish collection contractor. Cost may slightly vary at the time of project completion due to government levy increase or inflation.	\$3,485.00
Administration Fee	Society administration/management costs.	\$5,100.00
Common Electricity	Estimated cost to supply of power to the common areas.	\$600.00
Fire Alarm System	An allowance for fire alarm system monthly inspection and annual survey.	\$1,500.00
ADT Monitoring	An allowance for fire alarm system monitoring.	\$840.00
Common Area Stormwater System Maintenance	Estimated cost to maintain two common area underground stormwater detention tanks. The final cost may vary once actual tanks specification and maintenance plan are available.	\$2,500.00
Common Area Council Rates	An estimate for common access ways council rates and actual spending would be based on council's invoices.	\$1,200.00
Landscape & Ground Maintenance	Estimated cost to maintain common landscape and garden areas. The final cost is subject to the availability of council certified maintenance and management plan close to project completion.	\$1,300.00
Insurance	Indicative insurance premium advised by insurance company to insure common facilities (based on reinstatement estimate of \$200,000).	\$800.00
General Maintenance & Disbursements	An allowance for any unexpected items during the year.	\$500.00
<b>Budget Total (excl GST)</b>		<b>\$17,825.00</b>
	<b>Average Per Lot</b>	<b>\$1,048.53</b>
<b>Optional: We suggest the Society to engage a registered valuer every 2 years to ensure common facilities sum of insured is sufficient. Office Bearers' Liability cover is also recommended so the Society Chairperson and Committee are under protection from any claims that may be made against them.</b>		
Valuation	Reinstatement valuation of common facilities for insurance purpose.	\$650.00
Office Bearers' Liability Insurance	Liability insurance cover for the society committee as quoted by insurance company according to current market rate.	\$900.00
<b>Budget Total including Optional Items (excl GST)</b>		<b>\$19,375.00</b>
	<b>Average Per Lot</b>	<b>\$1,139.71</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.

RENTAL APPRAISAL





## Rental Appraisal

Date 12<sup>th</sup> March 2020

Address: [Unit 6,7,8,9,10,11](#) - 41 & 43 Routley Road, Glen Eden, Auckland

These townhouses will be popular on the rental market, being brand new and the great location.

On the ground floor there is the open plan living and dining area, modern kitchen, and toilet room.

First Floor offers two bedrooms, full bathroom and study.

The kitchen which will have Bosch appliances, cooktop, oven, rangehood, dishwasher and waste disposal. The bathrooms will be fitted with Kohler fixtures and ceramic tiles.

They will have double glazing, be fully insulated, have a security alarm system, and a digital door lock. Wired for fibre and TV.

Tidy landscaped private courtyard that flows from the living area, and one allocated car space.

Location is great and zoned for good schools.

**Based on our information this property may achieve a weekly rental of \$620pw - \$640pw.**

Kind regards,

Sandy Redshaw  
Property Manager  
Barfoot and Thompson Glen Eden  
0272985087  
[s.redshaw@barfoot.co.nz](mailto:s.redshaw@barfoot.co.nz)

Disclaimer: It should be noted that this rental assessment has been provided using the limited information we have obtained from the developer including floor plans and some specifications. At the date of producing this document the construction of the dwellings had not started. The weekly rental income expectations provided simply reflect the average weekly rents being achieved for similar properties in the area in the current market. The expected rental returns may differ once construction is completed dependent on the market and other factors. Barfoot and Thompson make no representation and gives no warranty that the weekly rental amount given in this document accurately reflects the expected weekly rental income for a completed dwelling. An updated appraisal should be obtained upon completion



# HOUSE SPECIFICATION INCLUSIONS



## General exterior

Foundation and timber framing as per approved plan  
Inter-tenancy wall (GIB Barrier System) as per approved plan  
Truss Timber trusses as per manufactures design  
Roofing Long run colour steel roofing system  
as per approved plan  
Fascia and gutter Colour steel / Metalcraft fascia and gutter  
Downpipe Round PVC  
Window Aluminium with double glazed glass  
Soffit fibre cement with painted finish  
Cladding fibre cement 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 carpet flooring with underlay  
Tile Ceramic tiles to bathroom floor and walls  
Ceramic tiles to toilet and laundry floor area with tile skirting  
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  
Flooring Laminated timber - to living, dining and kitchen  
floor areas  
Hot water cylinder 180L hot water cylinder (if the clearance height not  
enough, 135L then applied)

## Entrance

Main entrance door refers to approved drawings  
Digital lock

## Living

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

## Dining

LED down light  
TV outlet  
Tel-communication point

## Kitchen

LED down light  
Power point  
Switch socket  
Kitchen Cabinet with engineered stone benchtop including soft close

# HOUSE SPECIFICATION INCLUSIONS



	<p>Kitchen Appliances Bosch 53cm integrated powerpack Rangehood or similar Bosch s/s 60cm electric oven or similar Bosch s/s 60cm ceramic hob Cooktop or similar Bosch s/s 60cm Dishwasher or similar Robinhood Scrapeater 1/2HP Waste disposal SE390QA or similar</p> <p>Sink Under-mounted stainless-steel sink Kitchen Mixer Kohler Taut kitchen mixer 74053T-4E-CP with single lever or similar Tile splashback Floor waste gully</p>
<b>Powder room</b>	<p>Vanity Floor standing or wall-hung vanity Basin Ceramic basin with overflow Basin mixer Kohler Taut basin mixer 74013T-B4ND-CP or similar Mirror Bevelled mirror above vanity Toilet set Toilet roll bar Standard Floor waste gully Extract fan</p>
<b>Stairs</b>	<p>Light Stair lights with two-way light switch Switch socket Handrail Timber or steel handrail depends on location</p>
<b>Storage room</b>	<p>Open shelf</p>
<b>Bedrooms</b>	<p>LED down lights Power point Switch socket Wardrobe</p>
<b>Study room</b>	<p>LED down lights Power point Switch socket Tel-communication point</p>
<b>Bathrooms</b>	<p>Vanity Floor standing or wall-hung vanity Basin Ceramic basin with overflow Basin mixer Kohler Taut basin mixer 74013T-B4ND-CP or similar Shower mixer Kohler shower/ bath mixer 27914A-CP or similar Mirror Bevelled mirror above vanity</p>

# HOUSE SPECIFICATION INCLUSIONS



Toilet set  
Standard toilet roll bar  
Extract fan  
Electrical towel rail  
Floor waste gully  
Shower box - 900 x 900mm Curved shower box with acrylic shower tray, flat acrylic liner, and easy clean waste  
Shower slider - Kohler studio II multi function slide shower 22981A-CP or similar

## Garden & Misc

Driveway Concrete driveway as per approved plan  
Pave parking area as per approved plan  
Pave footpath area as per approved plan  
Timber fence as per approved plan  
Outdoor power point for each unit  
Exterior hose garden tap for each unit  
Standard clothesline for each unit  
Standard mailbox set with street number  
Timber retaining wall as per approved plan  
Garden lawn as approved plan  
Wall light or soffit light for entry  
Tank as per approved plan  
Deck Standard deck according to NZS3604 as approved plan

## Building Warranty

10 years of Building Warranty Insurance by Stamford



Disclaimer: Every precaution has been taken to establish the accuracy of the material herein at the time of issuing this specification, however, no responsibility will be taken for any errors / omissions. Prospective purchasers should not confine themselves solely to the content of this material and acknowledge that they have received recommendation and had reasonable opportunity to seek independent legal, financial, accounting, immigration, technical and other advice. The material herein was prepared solely for marketing purposes prior to the commencement of construction and the approval of necessary Territorial Authority consents. The final building design and materials are subject to Auckland Council approval. Changes may be made during development and all dimensions, finishes, fittings and specifications are subject to change without notice.