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ABOUT UNISPOT



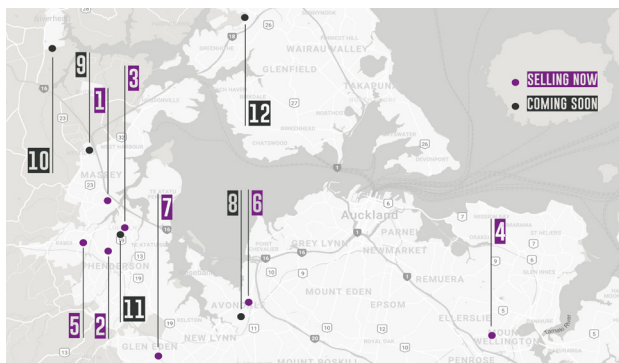
Unispot is a cutting edge property development company, leading the market as a trusted brand through our extensive expertise in project, site, and people management.

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: Schnapper Rock is an architecturally designed development situated on Schnapper Rock Road, offering terraced housing with unprecedented quality and style. These brand new one, two or three bedroom homes will guarantee sanctuary, security, and proximity to the many features in the area: Albany Mall, Motorway SH1 & SH18, North Harbour Stadium, and numerous schools.

Q: What am I buying?

A: You are purchasing a Freehold terraced house (terrace home) in Schnapper Rock development. One carpark or garage is provided per two or three bedroom 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 32 one bedroom, two bedroom or three bedroom homes.

Q: Who is the Developer and Architect?

A: Unispace and OZAC Architects.

Q: How long will it take to build?

A: Construction will be shortly started. We expect Schnapper Rock homes to settle around September 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 Schnapper Rock 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 Schnaper Rock. These levies are estimated to be around \$770 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





Body Corporate Manager
 1st Floor Dilworth Building
 Cnr Queen St & Customs St, Auckland

Phillip Lockyer Director
 B Property
Doug Wilson Senior Body Corporate Manager
 B Com
Paul Roux Senior Property Manager
 B Com (UCT), ACIS
 Phone (09) 307 3721
 Fax (09) 307 3747
 Email bc@stratatitle.co.nz
 www.bodycorporate.co.nz
 PO Box 3187, Auckland 1140

**PRELIMINARY INCORPORATED SOCIETY BUDGET
 PROPERTY AT 9-11 Schnapper Rock Road, Greenhithe
 32 RESIDENTIAL LOTS**

(GST Inclusive)	Notes	Common Area Insurance Only
Insurance	1	\$2,000.00
Valuation	2	\$960.00
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	\$2,000.00
Contingency Fund	7	\$1,000.00
Health and Safety Plan	8	\$1,250.00
Rubbish Collection	9	\$6,774.00
Administration of the Incorporated Society	10	\$8,200.00
TOTAL BUDGET (Including GST)		\$24,684.00
AVERAGE LEVY PER UNIT		\$771.38

PROPERTY AT 9-11 Schnapper Rock Road, Greenhithe NOTES TO INCORPORATED SOCIETY BUDGET

1 Insurance: The insurance premium is based on a reinstatement estimate of \$680,000+GST for common area only

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 used
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.



Levy Estimates for Each Unit

Unit	Levy Estimate CA insurance
1	\$454.83
2	\$454.83
3	\$939.36
4	\$912.44
5	\$939.36
6	\$912.44
7	\$912.44
8	\$912.44
9	\$912.44
10	\$912.44
11	\$912.44
12	\$912.44
13	\$912.44
14	\$912.44
15	\$939.36
16	\$912.44
17	\$939.36
18	\$912.44
19	\$550.48
20	\$550.48
21	\$550.48
22	\$550.48
23	\$550.48
24	\$725.30
25	\$725.30
26	\$725.30
27	\$725.30
28	\$725.30
29	\$725.30
30	\$725.30
31	\$725.30
32	\$512.84
Total	\$24,684.00

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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
Roof coloursteel long-run roofing as per approved plan
Fascia and gutter metalcraft
Downpipe round PVC
Window aluminium window with double glazed glass
Soffit with painted finish
Fibre-cement boards
Insulation as per approved plan
Private drainage system as per approved plan
Electrical and water standard electrical wiring, telecom wiring, and water supply pipe

General Interior

Carpet Standard carpet to staircase and bedrooms
Tile standard ceramic tile for ground floor toilet flooring and skirting
First/second floor bathrooms flooring, skirting and wall
Laminated timber for ground floor living, dining and kitchen floor areas
Gib lining as per approved plan with painted finish
Interior door grooved flush white hollow core timber door with door jamb throughout.
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
Telephone point
Power point
Switch socket

Dining

LED down light
Power point
Switch socket

Kitchen

LED down light
Power point
Switch socket
Sink top-mounted stainless-steel
Kitchen Appliance Bosch DHL555BAU range hood or similar
Bosch 5 function 67 wall oven HBF113BROA or similar
Bosch PKE611CA1A cooktop or similar
Bosch SMU50E75AU dishwasher or similar
Robinhood Scrapeater 1/2HP Waste disposal SE390QA or similar

HOUSE SPECIFICATION INCLUSIONS



	<ul style="list-style-type: none">Kitchen cabinet with engineered stone finish bench-top including soft closekitchen mixer with single leverTile splashback
Powder Room	<ul style="list-style-type: none">Vanity floor standingBasin ceramic with overflowBasin mixer KohlerMirror bevelled mirror above vanityToilet Set edgefieldToilet roll bar standardSwitch socketExtract fanWashing machine connection point
Stairs	<ul style="list-style-type: none">Light LED stair lights with two-way light switchSwitch socketTimber or Steel handrail depends on the location of it.
Storage Room	<ul style="list-style-type: none">Open shelfPower point180L Hot water cylinder
Bedrooms	<ul style="list-style-type: none">LED down lightPower pointSwitch socketWardrobe
Study Room (Unit 1,2)	<ul style="list-style-type: none">LED down lightPower pointSwitch socketInternet Inlet
Bathrooms	<ul style="list-style-type: none">Vanity floor standingBasin ceramic with overflowBasin mixer KohlerMirror Bevelled mirror above vanityToilet SetToilet roll bar standardShower box curved with acrylic shower tray, flat acrylic liner and easy clean wasteShower slider KohlerExtractor fanHeated towel rail
Garden & Misc	<ul style="list-style-type: none">Driveway concrete as per approved planParking area pave as per approved plan



HOUSE SPECIFICATION INCLUSIONS



Footpath area pave as per approved plan
Timber fence as per approved plan
Outdoor power point for each unit
Garden tap for each unit
Mailbox set standard, with street number
Retaining wall timber as per approved plan
Water tank thin retention with water pump for each unit
Garden lawn 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.