



LARCHWOOD

INFORMATION PACK LARCHWOOD  
2 & 2A Larch Street, Avondale, Auckland 0600

UNISPOT

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## ABOUT UNISPOT



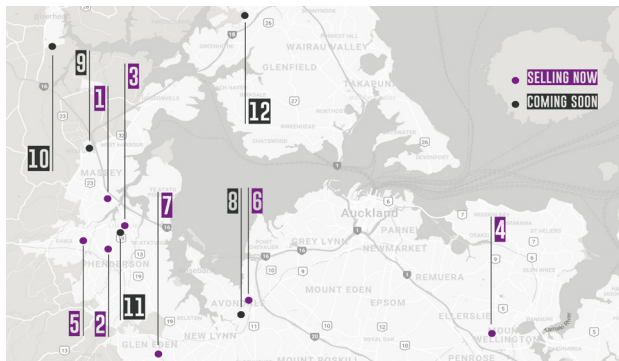
Unispot is a cutting edge property development company, leading the market as a trusted brand through our extensive expertise in project, site, and people management.

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: Located in Larch Street Avondale, Larwood provides 46 units of low maintenance, well positioned and quality brand new homes. The location is simply amazing, with a short stroll to Motorway, train station, Lynnmall, Sunday Market and Avondale Shops. Great schooling zoned of Avondale College, Intermediate and primary. With such a highly sought after location, Larchwood provides immaculate homes which allow more time for life.

**Q: What am I buying?**

A: You are purchasing a Freehold terraced house (terrace home) in Larchwood. One carpark or garage is provided per most of two-bedroom or three-bedroom homes. 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 46 one, two or three-bedroom freehold terrace houses.

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

A: Unispot and OZAC Architects.

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

A: We expect Larchwood homes to settle in December 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 Larchwood weathertight?**

A: The building has been designed 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 Larchwood. These levies are estimated to be \$630 - \$900 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.

**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**  
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## INCORPORATED SOCIETY - 2129 GREAT NORTH ROAD & 2A & 2 LARCH STREET, AVONDALE, AUCKLAND

**Budget Period:** Financial period to be determined

**Proposed Budget - First Year (46 Residential Lots)**  
GST Exclusive

Prepared as at 25 June 2021

Category	Description	Amount
Common Electricity	Estimated cost to supply of power to the common areas.	\$1,500.00
Landscape & Ground Maintenance	Estimated cost to maintain common landscape and garden areas.	\$2,300.00
Insurance Common Area	Indicative insurance premium for the development common areas Lots 47, 48 & 49 according to advised reinstatement estimates.	\$3,700.00
Administration Fee	Society administration/management costs.	\$13,110.00
Stormwater System Maintenance	Annual servicing of the three stormwater tanks under Lot 47.	\$2,500.00
Rubbish Collection	Quoted cost for regular removal of rubbish and waste from the residential property by a private rubbish collection contractor, excluding Lots 1 & 2.	\$8,360.00
Communal Pump Maintenance	Estimated annual maintenance cost for the pump (cost share by Lots 16-46)	\$500.00
Communal Pump Electricity	Estimated power supply cost for the pump (cost share by Lots 16-46)	\$2,000.00
General Maintenance & Disbursements	An allowance for any unexpected items during the year.	\$3,000.00
Riparian Margin Maintenance	Estimated cost for riparian plant maintenance including ongoing replacement of plants that do not survive.	\$2,000.00
Office Bearers' Liability Insurance	Liability insurance cover for the society committee.	\$700.00
<b>Budget Total (Excl GST)</b>		<b>\$39,670.00</b>
	<b>Average Per Lot (Excl GST) Lots 1 &amp; 2</b>	<b>\$826.30</b>
	<b>Average Per Lot (Excl GST) Lots 3 - 15</b>	<b>\$816.30</b>
	<b>Average Per Lot (Excl GST) Lots 16-46</b>	<b>\$896.95</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

Thank you for giving us the opportunity to appraise your property.

Property: <b>2129 Great North Road, Units 1-2, Avondale</b>	Bedrooms: <b>Two</b> Bathroom: <b>Two</b> Description: Block A	Floorplan: <b>144.93m² (approx)</b> Exterior: <b>Brick, weatherboard and metal roof.</b>
Prepared for: <b>Alex Wu</b> Prepared on: <b>29 Apr 2021</b>	<p>This gorgeous terraced townhouse presents a great rental investment opportunity. Stylishly appointed throughout and in a great location, this is true 21st century living.</p> <p>Three levels, two bedrooms, two bathrooms - plus single garage. Floor area 144.93m² (approx). Road-frontage position on Larch Street.</p> <p>Zoned for Avondale Primary and Intermediate Schools, and Avondale College. Especially convenient to Great North Road with it's bus routes, Avondale township, train station and mere minutes drive to Lynn Mall Shopping Centre, and to motorway access.</p>	

Thank you for giving us the opportunity to appraise this property. The price can vary based on the following: time of year the property was completed and available to rent, the quality of finish, the furnishings/appliances provided, and the landscaping.

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area. Based on these facts and figures and our knowledge of the local market, the weekly rent indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

### As at today's date we would expect this property to achieve \$630 - \$660pw

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non peak seasons.

### Amanda Ball

M 0275914505  
E a.ball@barfoot.co.nz  
Mt Roskill 09 621 0917



## Rental Appraisal

Thank you for giving us the opportunity to appraise your property.

Property: <b>2129 Great North Road Units 3-9, Avondale</b>	Bedrooms: <b>One + study</b> Bathroom: <b>One</b> Description: Block B	Floorplan: <b>56.74m²</b> Exterior: <b>Brick, weatherboard and metal roof</b>
Prepared for: <b>Alex Wu</b> Prepared on: <b>29 Apr 2021</b>	<p>This gorgeous terraced townhouse presents a great rental investment opportunity. Stylishly appointed throughout and in a great location, this is true 21st century living.</p> <p>Two levels, one bedroom, one bathrooms - plus study. North-west facing private rear yards.</p> <p>Zoned for Avondale Primary and Intermediate Schools, and Avondale College. Especially convenient to Great North Road with it's bus routes, Avondale township, train station and mere minutes drive to Lynn Mall Shopping Centre, and to motorway access.</p>	

Thank you for giving us the opportunity to appraise this property. The price can vary based on the following: time of year the property was completed and available to rent, the quality of finish, the furnishings/appliances provided, and the landscaping.

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area. Based on these facts and figures and our knowledge of the local market, the weekly rent indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

### As at today's date we would expect this property to achieve \$490 - \$520pw

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non peak seasons.

### Amanda Ball

M 0275914505  
E a.ball@barfoot.co.nz  
Mt Roskill 09 621 0917



## Rental Appraisal

Thank you for giving us the opportunity to appraise your property.

Property:	Bedrooms: <b>Three</b>	Floorplan: <b>79.28m<sup>2</sup></b>
<b>2129 Great North Road, Units 10-13 and 38, Avondale</b>	Bathroom: <b>One</b>	Exterior: <b>Brick, weatherboard, metal roof</b>
Prepared for:	Description:	
<b>Alex Wu</b>	This gorgeous terraced townhouse presents a great rental investment opportunity. Stylishly appointed throughout and in a great location, this is true 21st century living.	
Prepared on:	Two levels, three bedroom, one bathroom - and one carpark. Rear North-east facing yards.	
<b>29 Apr 2021</b>	Zoned for Avondale Primary and Intermediate Schools, and Avondale College.	
	Especially convenient to Great North Road with it's bus routes, Avondale township, train station and mere minutes drive to Lynn Mall Shopping Centre, and to motorway access.	

Thank you for giving us the opportunity to appraise this property. The price can vary based on the following: time of year the property was completed and available to rent, the quality of finish, the furnishings/appliances provided, and the landscaping.

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area. Based on these facts and figures and our knowledge of the local market, the weekly rent indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

### As at today's date we would expect this property to achieve \$660 - \$695pw

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non peak seasons.

### Amanda Ball

M 0275914505

E a.ball@barfoot.co.nz

Mt Roskill 09 621 0917



## Rental Appraisal

Thank you for giving us the opportunity to appraise your property.

Property: <b>2129 Great North Road, Units 14-37, Avondale</b>	Bedrooms: <b>Two</b> Bathroom: <b>One</b>	Floorplan: <b>76.42m²</b> Exterior: <b>Brick, weatherboard, metal roof</b>
Prepared for: <b>Alex Wu</b>	Description: This gorgeous terraced townhouse presents a great rental investment opportunity. Stylishly appointed throughout and in a great location, this is true 21st century living.	
Prepared on: <b>29 Apr 2021</b>	Two levels, two bedrooms, one bathrooms - with separate toilet. West and south-facing rear yards. One allocated carpark.	
	Zoned for Avondale Primary and Intermediate Schools, and Avondale College.	
	Especially convenient to Great North Road with it's bus routes, Avondale township, train station and mere minutes drive to Lynn Mall Shopping Centre, and to motorway access.	

Thank you for giving us the opportunity to appraise this property. The price can vary based on the following: time of year the property was completed and available to rent, the quality of finish, the furnishings/appliances provided, and the landscaping.

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area. Based on these facts and figures and our knowledge of the local market, the weekly rent indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

### As at today's date we would expect this property to achieve \$595 - \$625pw

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non peak seasons.

### Dan Song

M 0275914505  
E a.ball@barfoot.co.nz  
Mt Roskill 09 621 0917



## Rental Appraisal

Thank you for giving us the opportunity to appraise your property.

Property: <b>2129 Great North Road, Units 39-46, Avondale</b>	Bedrooms: <b>Three</b> Bathroom: <b>Three</b> Description: This gorgeous terraced townhouse presents a great rental investment opportunity. Stylishly appointed throughout and in a great location, this is true 21st century living.  Three levels, three bedrooms, three bathrooms - plus single garage.  Zoned for Avondale Primary and Intermediate Schools, and Avondale College. Especially convenient to Great North Road with it's bus routes, Avondale township, train station and mere minutes drive to Lynn Mall Shopping Centre, and to motorway access.	Floorplan: <b>124.91m²</b> Exterior: <b>Brick, weatherboard, metal roof</b>
Prepared for: <b>Alex Wu</b> Prepared on: <b>29 Apr 2021</b>		

Thank you for giving us the opportunity to appraise this property. The price can vary based on the following: time of year the property was completed and available to rent, the quality of finish, the furnishings/appliances provided, and the landscaping.

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area. Based on these facts and figures and our knowledge of the local market, the weekly rent indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

### As at today's date we would expect this property to achieve \$700 - \$740pw

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non peak seasons.

#### Amanda Ball

M 0275914505  
E a.ball@barfoot.co.nz  
Mt Roskill 09 621 0917

# 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 for bedrooms and stairs  
Laminate Timber Flooring for living, dining and kitchen floor area  
Tile standard ceramic tile for toilet flooring and skirting, for bathroom flooring, skirting and wall (both shower box walls)  
Gib lining as per approved plan with painted finish  
Interior door Groove with 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



	<p>BOSCH 60cm built under Dishwasher SMU50E75AU or similar Robinhood Scrapeater 1/2HP Waste disposal SE390QA or similar Sink Under-mounted stainless-steel sink Kitchen mixer Kohler kitchen mixer with single lever or similar Tile splashback</p>
<b>Powder room (toilet)</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</p>
<b>Storage room</b>	<p>Open shelf Hot water cylinder (if any)</p>
<b>Bedrooms</b>	<p>LED down lights Power point Switch socket Wardrobe</p>
<b>Study room (Lot 3-9) / Family room (Lot 1-2)</b>	<p>LED down lights Power point Switch socket</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 Shower Slider Kohler Multi-Function Slide Shower or similar Extract fan Heated towel rail Floor waste gully</p>
<b>Garden &amp; Misc</b>	<p>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</p>



## HOUSE SPECIFICATION INCLUSIONS



Mailbox Standard mailbox set with street number  
Timber retaining wall as per approved plan  
Tank as per approved plan  
Garden lawn or mulch as 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.