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ABOUT UNISPOT



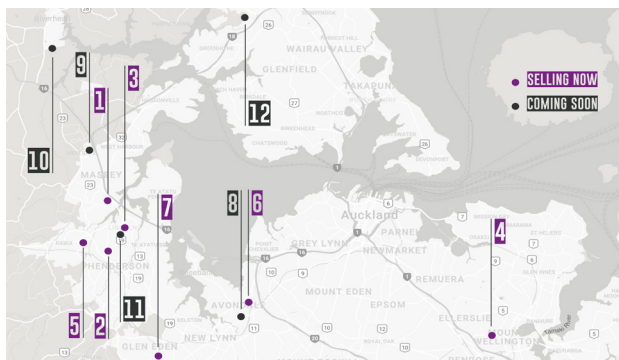
Unispot is a cutting edge property development company, leading the market as a trusted brand through our extensive expertise in project, site, and people management.

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: Built to the quality you can expect from Unisport, ParkView Terraces are contemporary in design, and conveniently located within walking distance to local shops, bus stops, schools and just minutes from the motorway with access to travel north or south.

Capturing all-day sunshine, these two or three-bedroom homes offer seamless indoor-outdoor flow to encourage a relaxed lifestyle, whilst an open plan layout offers modern lifestyle with a bright family space that encompasses classy kitchen, complimented by engineering stone benchtops and branded appliances. You'll love the divine privacy that hugs you from the moment you step through the front door and follow the seamless flow along to your living area and out through the ranch slider which opens out to back yard. Nested right next to Reynelle Reserve, with elevated views of lush green park from the east wing block homes, ParkView Terraces are a stunning complex in Massey.

Q: What am I buying?

A: You are purchasing a Freehold terraced house (terrace home) in ParkView Terraces. One carpark is provided per home. 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 building occupies is commonly owned by all owners in the building.

Q: How many residential units are there?

A: In total there are 32 two or three-bedroom freehold terrace houses.

Q: Who is the Developer and Architect?

A: Unisport and OZAC Architects.

Q: How long will it take to build?

A: We expect ParkView Terraces to settle in early 2023.

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 consents are 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 ParkView Terraces 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 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 around \$700 (exc GST) 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





INCORPORATED SOCIETY - 239-243 DON BUCK ROAD, MASSEY, AUCKLAND

Budget Period: Financial period to be determined

Proposed Budget - First Year (32 Residential Lots)
GST Exclusive

Prepared as at 3 September 2021

Category	Description	Amount
Common Electricity	Estimated cost to supply of power to the common areas.	\$1,700.00
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
Health & Safety Plan	Estimated one-off cost to prepare a Health & Safety Plan.	\$841.74
Office Bearers Liability Insurance	Liability insurance cover for the society committee as quoted by insurance company according to current market rate.	\$550.00
Administration Fee	Society administration/management costs.	\$8,000.00
Insurance	Indicative insurance premium advised by insurance company to insure common facilities.	1,500.00
Rubbish Collection	The regular removal of rubbish and waste from the residential property by a private rubbish collection contractor.	6,080.00
Sewerage Pump Maintenance	Estimated cost for the annual maintenance of one common sewerage pump.	400.00
General Maintenance & Disbursements	An allowance for any unexpected items during the year.	\$2,000.00
Total (Excl GST)		\$22,371.74
Average Per Lot (Excl GST)		\$699.12

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.

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RENTAL APPRAISAL





Lemon Property Management Limited
info@lemonproperty.co.nz 092755777
31 Aintree Avenue, Mangere, Auckland



RENTAL APPRAISAL

14 September 2021

PROPERTY ADDRESS

Lot 1 & 2, 239-243 Don Buck Road
Massey
Auckland 0614

 3  3



Lemon Property Management Limited
info@lemonproperty.co.nz 09 2755777
 31 Aintree Avenue, Mangere, Auckland

Property Details:

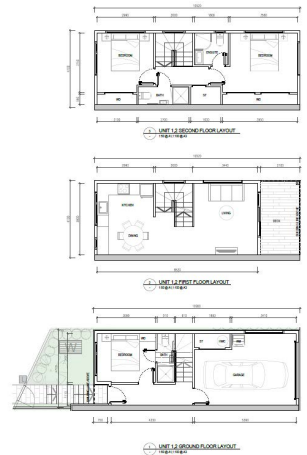
Bedrooms	Bathrooms	Carpark	Dwelling Type	Lower Rent	Upper Rent
3	3	1	Townhouse	\$730.00	\$780.00

Features:

- Three double bedrooms
- Three bathrooms including one en suite
- Built-in wardrobe
- Internal garage
- Handy to public transport

School Zone:

- Massey Primary School
- St Paul's School (Massey)
- Massey High School



According to the current market condition and similar rentals in this area, the property should achieve a rental figure of **\$730.00 to \$780.00 per week** for suitable tenants.

This rental assessment does not purport to be a registered valuation, is an opinion only and based on the assumption that the property complies all building consents, council codes and relative laws. This assessment is only for today's rental market, may alter during peak and non peak season.

Yours faithfully,

Mandy Wei

Property Manager

Lemon Property Management Limited



Lemon Property Management Limited

info@lemonproperty.co.nz 092755777

31 Aintree Avenue, Mangere, Auckland



RENTAL APPRAISAL

14 September 2021

PROPERTY ADDRESS

Lot 3, 239-243 Don Buck Road

Massey

Auckland 0614

 3  2.5



Lemon Property Management Limited

info@lemonproperty.co.nz 09 2755777

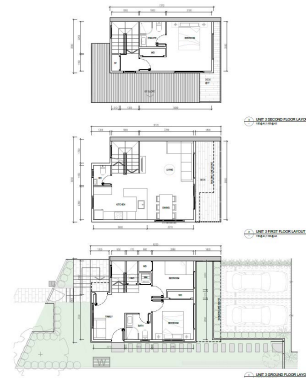
31 Alntree Avenue, Mangere, Auckland

Property Details:

Bedrooms	Bathrooms	Carpark	Dwelling Type	Lower Rent	Upper Rent
3	2.5	1	Townhouse	\$700.00	\$750.00

Features:

- Three double bedrooms
- Two bathrooms including one en suite, one additional toilet
- Spacious family area
- Lots of storage through the house
- Handy to public transport



School Zone:

- Massey Primary School
- St Paul's School (Massey)
- Massey High School

According to the current market condition and similar rentals in this area, the property should achieve a rental figure of **\$700.00 to \$750.00 per week** for suitable tenants.

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Yours faithfully,

Mandy Wei

Property Manager

Lemon Property Management Limited



Lemon Property Management Limited
info@lemonproperty.co.nz 092755777
 31 Aintree Avenue, Mangere, Auckland



RENTAL APPRAISAL

14 September 2021

PROPERTY ADDRESS

Lot 4 - 21, 239-243 Don Buck Road
 Massey
 Auckland 0614

2 1.5



Lemon Property Management Limited
info@lemonproperty.co.nz 09 2755777
 31 Alntree Avenue, Mangere, Auckland

Property Details:

Bedrooms	Bathrooms	Carpark	Dwelling Type	Lower Rent	Upper Rent
2	1.5	1	Townhouse	\$600.00	\$650.00

Features:

- Open plan kitchen
- A separate office / study
- Handy to public transport

School Zone:

- Massey Primary School
- St Paul's School (Massey)
- Massey High School



According to the current market condition and similar rentals in this area, the property should achieve a rental figure of **\$600.00 to \$650.00 per week** for suitable tenants.

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Yours faithfully,

Mandy Wei

Property Manager

Lemon Property Management Limited



Lemon Property Management Limited

info@lemonproperty.co.nz 092755777

31 Aintree Avenue, Mangere, Auckland



RENTAL APPRAISAL

14 September 2021

PROPERTY ADDRESS

Lot 22 & 32, 239-243 Don Buck Road

Massey

Auckland 0614

 2  1



Lemon Property Management Limited
info@lemonproperty.co.nz 09 2755777
 31 Alntree Avenue, Mangere, Auckland

Property Details:

Bedrooms	Bathrooms	Carpark	Dwelling Type	Lower Rent	Upper Rent
2	1	1	Townhouse	\$570.00	\$600.00

Features:

- Separate laundry
- Open plan kitchen
- Built-in wardrobe
- Handy to public transport

School Zone:

- Massey Primary School
- St Paul's School (Massey)
- Massey High School



According to the current market condition and similar rentals in this area, the property should achieve a rental figure of **\$570.00 to \$600.00 per week** for suitable tenants.

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Yours faithfully,

Mandy Wei

Property Manager

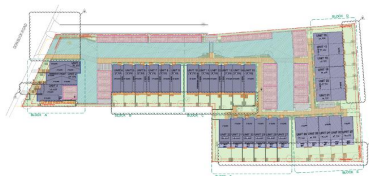
Lemon Property Management Limited



Lemon Property Management Limited

info@lemonproperty.co.nz 092755777

31 Aintree Avenue, Mangere, Auckland



RENTAL APPRAISAL

14 September 2021

PROPERTY ADDRESS

Lot 23-25 & 28-31, 239-243 Don Buck Road

Massey

Auckland 0614

 3  2



Lemon Property Management Limited
info@lemonproperty.co.nz 09 2755777
 31 Alntree Avenue, Mangere, Auckland

Property Details:

Bedrooms	Bathrooms	Carpark	Dwelling Type	Lower Rent	Upper Rent
3	2	1	Townhouse	\$680.00	\$720.00

Features:

- Three double bedrooms
- Two bathrooms including one en suite
- Open plan kitchen
- Handy to public transport

School Zone:

- Massey Primary School
- St Paul's School (Massey)
- Massey High School



According to the current market condition and similar rentals in this area, the property should achieve a rental figure of **\$680.00 to \$720.00 per week** for suitable tenants.

This rental assessment does not purport to be a registered valuation, is an opinion only and based on the assumption that the property complies all building consents, council codes and relative laws. This assessment is only for today's rental market, may alter during peak and non peak season.

Yours faithfully,

Mandy Wei

Property Manager

Lemon Property Management Limited



Lemon Property Management Limited

info@lemonproperty.co.nz 092755777

31 Aintree Avenue, Mangere, Auckland



RENTAL APPRAISAL



14 September 2021

PROPERTY ADDRESS

Lot 26&27, 239-243 Don Buck Road

Massey

Auckland 0614

 3  2



Lemon Property Management Limited
info@lemonproperty.co.nz 09 2755777
 31 Alntree Avenue, Mangere, Auckland

Property Details:

Bedrooms	Bathrooms	Carpark	Dwelling Type	Lower Rent	Upper Rent
3	2	1	Townhouse	\$700.00	\$750.00

Features:

- Three double bedrooms
- Two bathrooms including one en suite
- One separate office / study
- Handy to public transport

School Zone:

- Massey Primary School
- St Paul's School (Massey)
- Massey High School



According to the current market condition and similar rentals in this area, the property should achieve a rental figure of **\$700.00 to \$750.00 per week** for suitable tenants.

This rental assessment does not purport to be a registered valuation, is an opinion only and based on the assumption that the property complies all building consents, council codes and relative laws. This assessment is only for today's rental market, may alter during peak and non peak season.

Yours faithfully,

Mandy Wei

Property Manager

Lemon Property Management Limited

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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 Metalcraft roofing as per approved plan
Fascia and gutter Metalcraft
Downpipe Round PVC
Window Aluminum with double glazed glass
Soffit James Hardie soffit lining 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 Flooring for living, dining, and kitchen floor area
Tile Standard ceramic tile for powder room and laundry floor area with tile skirting
Standard ceramic tile for bathroom floor and 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

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
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 S4 POWERPCK RANGEHOOD or similar
BOSCH S/S BUILT IN OVEN 2 or similar
BOSCH 60cm S2 CERAMIC COOKTOP or similar
BOSCH 60cm UNDERSS DISHWASHER or similar



HOUSE SPECIFICATION INCLUSIONS



	<p>RHOOD 1/2HP SCRAPEATER WASTE DISPOSAL or similar Sink Under-mounted stainless-steel sink Kitchen mixer Taut kitchen mixer 74053t-4E-CP or similar Tile splashback Floor waste gully</p>
Powder room	<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 Roll bar Standard toilet roll bar Floor waste gully</p>
Stairs	<p>Light LED stair lights with two-way light switch Handrail Timber or steel handrail</p>
Storage room	<p>Open shelf Power point Hot water cylinder (If any)</p>
Bedroom	<p>LED down lights Power point Switch socket Wardrobe</p>
Study room (If any)	<p>LED down lights Power point Switch socket Tel-communication point</p>
Bathroom	<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/Bath mixer Kohler Taut shower/basin mixer 27914A-CP or similar Mirror Bevelled mirror above vanity Toilet set Toilet roll bar Standard toilet roll bar Shower set Shower set with chrome glass and easy clean Shower slider Studio II Multi-Function Slide Shower 22981A-CP or similar Extract fan Heated towel rail Floor waste gully</p>
Garden & Misc	<p>Concrete driveway as per approved plan Footpath Pave footpath area as per approved plan Timber fence as per approved plan Garden tap for each unit</p>





HOUSE SPECIFICATION INCLUSIONS



	Mailbox Standard mailbox set with street number
	Timber/Keystone retaining wall as per approved plan
	Tank as per approved plan
	Garden lawn as per approved plan
	Deck Standard deck as approved plan
Building Warranty	10 years of Building Warranty Insurance by Stamford

Disclaimer: The specifications are subject to change without notice at the discretion of Unispace. Unispace reserves the right to make modifications as we may deem appropriate or desirable.



