



# • 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  |    |                    |

FAQ



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

A: The Riverside located in a highly popular suburb, offering a great community and quality homes. This is truly a rare opportunity for those that want to be part of the beautiful locale and community.

The stunning backdrop of the green forest trees, the gurgling sounds of the flowing Rangitopuni stream, and the melodious call of birds, set the stage so perfectly for those beautiful, appealing homes.

Weekdays are made easy with the Riverhead primary school, the local diary, fantastic cafes and bus stops a short walk away, and you are spoilt for eateries and activities over the weekend with Hallertau Brewery and The Historic Riverhead Tavern around the corner, access to Riverhead Forest for a long walk, just a short drive for a game of paintball with friends or a further drive out to the water at Muriwai Beach. This home makes an excellent base for you to tailor your lifestyle your way.

**Q: What am I buying?**

A: You are purchasing a Freehold terraced house (terrace home) in The Riverside. One garage or 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: 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 44 two or three-bedroom homes comprising of 17 freehold terrace houses and 27 unit title 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 The Riverside homes stage 1 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 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 The Riverside 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 The Riverside. These levies are estimated to be around \$1,555 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.

INCORPORATED SOCIETY





**INCORPORATED SOCIETY - 1074 & 1070 COATESVILLE-RIVERHEAD HIGHWAY & 29 ALICE STREET, RIVERHEAD, AUCKLAND (STAGE 1)**

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

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

Prepared as at 28 April 2021

Category	Description	Amount
Common Electricity	Estimated cost to supply of power to the common areas.	\$1,200.00
Landscape & Ground Maintenance	Estimated cost to maintain common landscape and garden areas.	\$1,500.00
Insurance Common Area	Indicative proportioned insurance premium for the development common areas according to advised reinstatement estimate proportion.	\$1,318.95
Insurance - Properties	Indicative proportioned insurance premium for the properties according to advised reinstatement estimate proportion.	\$10,978.29
Valuation	Reinstatement valuation for insurance purpose.	\$700.00
Administration Fee	Society administration/management costs.	\$5,100.00
Rubbish Collection	Quoted cost for regular removal of rubbish and waste from the residential property by a private rubbish collection contractor.	\$3,230.00
General Maintenance & Disbursements	An allowance for any unexpected items during the year.	\$1,200.00
Health & Safety Plan	Estimated one-off cost to prepare a Health & Safety Plan.	\$618.00
Office Bearers' Liability Insurance	Liability insurance cover for the society committee.	\$575.00
<b>Budget Total (Excl GST) including optional items</b>	<b>Average Per Lot (Excl GST)</b>	<b>\$26,420.23</b> <b>\$1,554.13</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





Coatesville Riverhead  
Highway Development

2-3 1 1-3 0-1

These new homes offer 2-3 double bedrooms, 1-3 Bathrooms, kitchen and living area and will be a great addition to the rental market. This property will appeal to investors knowing that they have to do zero to little changes to apply with the new healthy home's standards.

Set in a prime location surrounded by several local parks, play areas and walkways plus several community facilities. This property is only a short walking distance to sports fields, local shops and is in close driving range to Northwest Shopping Centre and Kumeu Vineyards. This property is within a neighborhood that is in reach of some of the best that Auckland has to offer.

**Please Note:**  
This property may also need extra work for it to comply with the Healthy Homes Legislation or any other relevant Tenancy legislation.

RENTALS: 09 600 8179  
rentals@wallacestratton.co.nz

Property Management | WALLACE STRATTON

This Appraisal is Based on Tenancy Services data collected from 1<sup>st</sup> June 2020 to 31<sup>st</sup> December 2020 and current comparable properties in the area.

After taking the above into account, we would consider the current rental value to be..

**Coatesville Riverhead Highway Development**

Unit Type	Lower Quartile	Median Rent	Upper Quartile
Type A 3 Bed, 1.5 Bath	\$720	\$750	\$780
Type B 2 Bed, 1.5 Bath	\$550	\$570	\$600
Type C 3 Bed, 1.5 Bath	\$710	\$730	\$760
Type D 2 Bed, 1.5 Bath	\$530	\$550	\$570
Type E 3 Bed, 2.5 Bath	\$750	\$780	\$800
Type F 3 Bed, 3 Bath, 1 Car	\$780	\$800	\$820
Type G 2 Bed, 1.5 Bath	\$570	\$600	\$620

Wallace & Stratton thanks you for engaging us to conduct a rental appraisal on your property and we look forward to hearing from you soon.

Kind Regards

Liam Dalton  
Property Manager

Wallace & Stratton Property Management  
Mobile: 021 773 491  
Email: [rentals@wallacestratton.co.nz](mailto:rentals@wallacestratton.co.nz)

RENTALS: 09 600 8179  
[rentals@wallacestratton.co.nz](mailto:rentals@wallacestratton.co.nz)

Property  
Management



Please note:

This rental appraisal has been carried out in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted.

It is assumed the property appraised complies with all building consents and council codes and bylaws required for use as permanent habitable accommodation and no liability is accepted for error or omission of fact or opinion.

RENTALS: 09 600 8179  
rentals@wallacestratton.co.nz

Property  
Management

WALLACE STRATTON

# SPECIFICATION



# 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 Aluminum 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  
Carpet Garage carpet flooring with underlay for garage  
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  
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 powerpack Rangehood or similar  
Bosch s/s 60cm electric oven or similar  
Bosch s/s 60cm ceramic hob Cooktop or similar

# HOUSE SPECIFICATION INCLUSIONS



	<ul style="list-style-type: none"><li>Bosch s/s 60cm Dishwasher or similar</li><li>Robinhood Scrapeater 1/2HP Waste disposal SE390QA or similar</li><li>Sink Top-mounted stainless-steel sink</li><li>Kitchen mixer Kohler Taut kitchen mixer 74053T-4E-CP with single lever or similar or similar</li><li>Tile splashback</li><li>Floor waste gully</li></ul>
<b>Powder room (if applicable)</b>	<ul style="list-style-type: none"><li>Vanity Floor standing or wall-hung vanity</li><li>Basin Ceramic basin with overflow</li><li>Basin mixer Kohler Taut basin mixer 74013T-B4ND-CP or similar</li><li>Mirror Bevelled mirror above vanity</li><li>Toilet set</li><li>Toilet roll bar Standard</li><li>Switch socket</li><li>Floor waste gully</li><li>Extract fan</li></ul>
<b>Stairs</b>	<ul style="list-style-type: none"><li>Light Stair lights with two-way light switch</li><li>Switch socket</li><li>Handrail Timber or steel handrail depends on location</li></ul>
<b>Storage room</b>	<ul style="list-style-type: none"><li>Open shelf</li></ul>
<b>Bedrooms</b>	<ul style="list-style-type: none"><li>LED down lights</li><li>Power point</li><li>Switch socket</li><li>Wardrobe</li></ul>
<b>Bathrooms</b>	<ul style="list-style-type: none"><li>Vanity Floor standing or wall-hung vanity</li><li>Basin Ceramic basin with overflow</li><li>Basin mixer Kohler Taut basin mixer 74013T-B4ND-CP or similar</li><li>Shower mixer Kohler shower/ bath mixer 27914A-CP or similar</li><li>Mirror Bevelled mirror above vanity</li><li>Toilet set</li><li>Standard toilet roll bar</li><li>Extract fan</li><li>Electrical towel rail</li><li>Floor waste gully</li><li>Shower box - 900 x 900mm Curved shower box with acrylic shower tray, flat acrylic liner, and easy clean waste</li><li>Shower slider – Kohler studio II multi-function slide shower 22981A-CP or similar</li></ul>
<b>Garden &amp; Misc</b>	<ul style="list-style-type: none"><li>Driveway Concrete driveway as per approved plan</li><li>Pave parking area As per approved plan</li><li>Pave footpath area As per approved plan</li><li>Timber fence As per approved plan</li><li>Outdoor power point For each unit</li><li>Exterior hose garden tap For each unit</li><li>Standard mailbox set with street number</li></ul>

•

## HOUSE SPECIFICATION INCLUSIONS



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

