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ABOUT UNISPOT



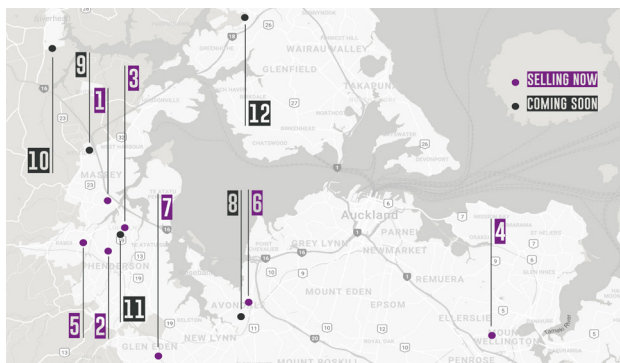
Unispace is a cutting edge property development company, leading the market as a trusted brand through our extensive expertise in project, site, and people management.

Specialising in high-density properties, Unispace 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 Unispace, 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: The Glade is an exclusive collection of homes from Unispot. Two, three and four bedroom layouts are available. Every new home in The Glade is well built and sustainably designed to suit a modern way of living.

As an integral part of Richmond, an ever growing and emerging urban community located in the vibrant landscape of Mt Wellington, The Glade boasts to a well-connected lifestyle neighbourhood.

Located in the sought-after suburb of Mount Wellington, The Glade provides you a city-fringe lifestyle with all the amenities on your doorstep. Mt Wellington is the perfect mix of urban, city-fringe living and the peaceful, family-friendly charm of a mature residential suburb. With excellent access to motorways, amenities, retail and parks, this is a location that will appeal for its convenience and lifestyle.

Q: What am I buying?

A: You are purchasing a Freehold terraced house (terrace home) in The Glade. One carpark or garage 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 141 two, three or four-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 The Glade (stage one) to be completed in mid-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 The Glade 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 The Glade. These levies are estimated to be around \$1200 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.

INCORPORATED SOCIETY



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Licensed (REAA 2008), MREINZ

**Proposed Budget
 to apply from 01/04/2023**



Richmond Residents Association Stage 5 33 Panama Road, Mt Wellington Auckland 1062

Administrative Fund

	Proposed budget
Revenue	
142810 Key Access	767.20
143000 Levies Due--Admin	172,632.80
<i>Total revenue</i>	173,400.00
Less expenses	
154000 Admin--Administration Fee--Standard	31,700.00
157603 Admin--Community Events	3,500.00
159100 Insurance--Premiums	6,400.00
159200 Insurance--Valuation	1,500.00
164400 Maint Bldg--Contingency	1,000.00
167200 Maint Bldg--General Repairs	2,800.00
168000 Maint Bldg--Gym Equipment	5,000.00
171700 Maint Bldg--Park & Roadside Maintenance	2,500.00
173100 Maint Bldg--Security	2,500.00
173950 Maint Bldg--Soakhole Maintenance	7,500.00
178400 Maint Grounds--Lawns & Gardening	40,000.00
179000 Maint Grounds--Plants & Trees	1,500.00
182600 Staff--Contract Building Manager	14,000.00
190000 Utility--Council Rates	9,500.00
190200 Utility--Electricity	2,000.00
190800 Utility--Rubbish Removal	40,000.00
191200 Utility--Water & Sewerage	2,000.00
<i>Total expenses</i>	173,400.00
Surplus/Deficit	0.00
Opening balance	0.00
Closing balance	\$0.00
Total units of entitlement	144
Levy contribution per unit entitlement	\$1,198.84

RENTAL APPRAISAL



Rental Property Appraisal



Our aim is to achieve the best rental return for our landlords.

Property:
1 Mangahoe Road, Mt Wellington, Auckland

Prepared On:
23/11/2021

Address:	1 Mangahoe Road MOUNT WELLINGTON 1062							
Details:	Unit 107-141, 34 units, 14 car park , 20 garages . Estimate Practical Completion time: Q2 2023							
Lot Number:	Storeys	Bedrooms	Studys	Bath Room	Gross Floor Area (m2)	Lot Area (m2)	Carparks	Rent
107-111	3	3	N/A	3.5	150	70	1Garage	\$810
112-121	3	3	N/A	3	130	70m2	1Garage	\$795
122-132	3	3	N/A	2.5	100	70m2	1 Car Park	\$785
133-136	2	2	1	2	78	75m2	1 Car Park	\$780

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

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 below. This appraisal also takes into consideration that the property complies with all the new regulations for all rental properties, as well as Healthy Homes.

Our property management team work hard for you to ensure the best returns for your investment property.

Please call Kevin Lin on 021 661 816 with any queries on this appraisal.

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.

Kevin Lin
 M 021 661 816
 E kevin@unoproperty.co.nz
 www.unoproperty.co.nz

27 November 2021

To whom it may concern:

Re: Lot 107 -111 / 1 Mangahoe Road Mount Wellington, Auckland

Thank you for the chance to present a rental appraisal for the above mentioned property.

Our rental appraisal is based on location, similar rentals achieved within and surrounding the property, meanwhile rentals achieved for unfurnished house in non-serviced buildings within the vicinity that provide similar facilities are fully considered.

The rental market is strongly demanding in this area with short distance to all major local amenities. This brand new property comprises of three bedrooms, one living area, three bathrooms (two are ensuites) and single garage. The overall condition is excellent. In our opinion that the achievable rent for this property in the current rental market would be:

\$ 700- \$750 per week

This report is not a substitute for a registered valuation although it was compiled using correct data, therefore should not be exclusively relied upon by any third party without seeking additional suggestion.

If you have further queries, please do not hesitate to contact the writer.

Yours faithfully



Wallace Wang
General Manager

Mission Property Management Ltd MREINZ

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F +64 9 309 1416

E wallace@missionproperty.co.nz

www.missionproperty.co.nz

27 November 2021

To whom it may concern:

Re: Lot 112 -121 / 1 Mangahoe Road Mount Wellington, Auckland

Thank you for the chance to present a rental appraisal for the above mentioned property.

Our rental appraisal is based on location, similar rentals achieved within and surrounding the property, meanwhile rentals achieved for unfurnished house in non-serviced buildings within the vicinity that provide similar facilities are fully considered.

The rental market is strongly demanding in this area with short distance to all major local amenities. This brand new property comprises of three bedrooms, one living area, three bathrooms (two are ensuites) and single garage. The overall condition is excellent. In our opinion that the achievable rent for this property in the current rental market would be:

\$ 680- \$730 per week

This report is not a substitute for a registered valuation although it was compiled using correct data, therefore should not be exclusively relied upon by any third party without seeking additional suggestion.

If you have further queries, please do not hesitate to contact the writer.

Yours faithfully



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27 November 2021

To whom it may concern:

Re: Lot 122 -132 / 1 Mangahoe Road Mount Wellington, Auckland

Thank you for the chance to present a rental appraisal for the above mentioned property.

Our rental appraisal is based on location, similar rentals achieved within and surrounding the property, meanwhile rentals achieved for unfurnished house in non-serviced buildings within the vicinity that provide similar facilities are fully considered.

The rental market is strongly demanding in this area with short distance to all major local amenities. This brand new property comprises of three bedrooms, one living area, two bathrooms (one is ensuite) and one car park. The overall condition is excellent. In our opinion that the achievable rent for this property in the current rental market would be:

\$ 660- \$710 per week

This report is not a substitute for a registered valuation although it was compiled using correct data, therefore should not be exclusively relied upon by any third party without seeking additional suggestion.

If you have further queries, please do not hesitate to contact the writer.

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27 November 2021

To whom it may concern:

Re: Lot 133 -136 / 1 Mangahoe Road Mount Wellington, Auckland

Thank you for the chance to present a rental appraisal for the above mentioned property.

Our rental appraisal is based on location, similar rentals achieved within and surrounding the property, meanwhile rentals achieved for unfurnished house in non-serviced buildings within the vicinity that provide similar facilities are fully considered.

The rental market is strongly demanding in this area with short distance to all major local amenities. This brand new property comprises of two bedrooms, one living area, two bathrooms (one is ensuite) and one car park. The overall condition is excellent. In our opinion that the achievable rent for this property in the current rental market would be:

\$ 600- \$640 per week

This report is not a substitute for a registered valuation although it was compiled using correct data, therefore should not be exclusively relied upon by any third party without seeking additional suggestion.

If you have further queries, please do not hesitate to contact the writer.

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27 November 2021

To whom it may concern:

Re: Lot 137 -141 / 1 Mangahoe Road Mount Wellington, Auckland

Thank you for the chance to present a rental appraisal for the above mentioned property.

Our rental appraisal is based on location, similar rentals achieved within and surrounding the property, meanwhile rentals achieved for unfurnished house in non-serviced buildings within the vicinity that provide similar facilities are fully considered.

The rental market is strongly demanding in this area with short distance to all major local amenities. This brand new property comprises of four bedrooms, one living area, two bathrooms (one is ensuite) and single garage. The overall condition is excellent. In our opinion that the achievable rent for this property in the current rental market would be:

\$ 760- \$810 per week

This report is not a substitute for a registered valuation although it was compiled using correct data, therefore should not be exclusively relied upon by any third party without seeking additional suggestion.

If you have further queries, please do not hesitate to contact the writer.

Yours faithfully



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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
Dish TV wired for TV aerials

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.



