



INFORMATION PACK TUCANA
1D Rosyth Avenue, Bayswater, Auckland 0622

UNISPOT

• 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  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 | |

Q: What makes this development special?

A: Treat yourself and your family right with a brand new, high-end freehold home that you will be proud to invite your friends and family. Bordering Bayswater Park with sea views, these beautifully designed homes are set so close to the Belmont Sports Complex, all weather sports field, and of course Bayswater Marina. In zone for Takapuna Grammar, Belmont Intermediate and Bayswater Primary, ideally situated between the quaint Devonport village and bustling Takapuna, Tucana homes are perfect for the growing family! For those who need access to the CBD, the city commute over the bridge is a swift off peak 25-minute car trip or jump on the ferry at nearby Bayswater Marina with a 12 minutes commute to work.

This architecturally designed development comprises of 31 two, three and four-bedroom homes offering exceptional quality and high specifications. These residences have been designed to deliver modern living, convenience and ease, featuring generous spaces and light-filled interiors with quality fittings and fixtures throughout. Living areas flow seamlessly to private outdoor spaces for ease of entertaining. Panorama water and park views can be appreciated from the expansive balcony from some units. These sought-after town houses are spread over three levels, all come with one dedicated carpark or garage. Sitting on freehold titles and they also come with 10 years of Building Warranty Insurance.

Q: What am I buying?

A: You are purchasing a Freehold terraced house (terrace home) in Tucana. 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 31 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 Tucana homes 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 Tucana 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 around \$650 (ex 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.



INCORPORATED SOCIETY - 1D ROSYTH AVENUE, BAYSWATER, AUCKLAND

Budget Period: *Financial period to be determined*

Proposed Budget - First Year (31 Residential Lots)
GST Exclusive

Prepared as at 21 August 2020

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. 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.	\$825.00
Office Bearers Liability Insurance	Liability insurance cover for the society committee as quoted by insurance company according to current market rate.	\$575.00
Administration Fee	Society administration/management costs.	\$7,750.00
Insurance	Indicative insurance premium advised by insurance company to insure common facilities.	1,150.00
Rubbish Collection	The regular removal of rubbish and waste from the residential property by a private rubbish collection contractor.	5,890.00
General Maintenance & Disbursements	An allowance for any unexpected items during the year.	\$1,500.00
Sub-total (incl GST)		\$20,190.00
	Average Per Lot (Excl GST)	\$651.29

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



Rental appraisal

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

Property:	Bedrooms: 3	Floorplan: m²
Lots: 1, 2, 3, 4, 5, 6, 7, 8, & 16 - 1D Rosyth Avenue, Bayswater	Bathroom: 3	Exterior: m²
Prepared for:	Description: 3 bedroom, 3 bathroom + study townhouse in Bayswater. 1 carpark. Floor area - 117sqm.	
To the buyer	Disclaimer - Based on plans provided, appraisal can change, subject on the standard of finishing's.	
Prepared on:		
20 Aug 2021		

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 rental 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.

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

I look forward to discussing this appraisal with you.

\$680 - \$720 per week

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.



Monique Barker

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Rental appraisal

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

Property:	Bedrooms: 4	Floorplan: m²
Lot: 9 1D Rosyth Avenue ,	Bathroom: 4	Exterior: m²
Bayswater	Description:	
Prepared for:	4 bedroom, 4 bathroom townhouse in Bayswater. 1 carpark. Floor area - 141sqm. Lot area: 107sqm	
To the buyer	Disclaimer - Based on plans provided, appraisal can change, subject on the standard of finishing's.	
Prepared on:		
20 Aug 2021		

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\$710 - \$750 per week

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Property:	Bedrooms: 3	Floorplan: m²
Lots: 10, 11, 12, 13, 14 & 15 - 1D Rosyth Avenue , Bayswater	Bathroom: 3	Exterior: m²
Prepared for:	Description:	3 bedroom, 3 bathroom + study townhouse in Bayswater. 1 carpark. Floor area - 118sqm.
To the buyer	Disclaimer - Based on plans provided, appraisal can change, subject on the standard of finishing's.	
Prepared on:		
20 Aug 2021		

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

Property:	Bedrooms: 3.5	Floorplan: m²
Lot: 17 - 1D Rosyth Avenue,	Bathroom: 3.5	Exterior: m²
Bayswater	Description:	
Prepared for:	3.5 bedroom, 3.5 bathroom townhouse in Bayswater. 1 garage. Floor area - 152sqm. Lot area 141sqm	
To the buyer	Disclaimer - Based on plans provided, appraisal can change, subject on the standard of finishing's.	
Prepared on:		
20 Aug 2021		

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

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I look forward to discussing this appraisal with you.

\$710 - \$750 per week

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Rental appraisal

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

Property: Lots: 18, 19, 20, 21, 22, 23, 24, 25 & 26 - 1D Rosyth Avenue, Bayswater	Bedrooms: 2	Floorplan: m²
Prepared for: To the buyer	Bathroom: 2	Exterior: m²
Prepared on: 20 Aug 2021	Description: 2 bedroom, 3 bathroom + study townhouse in Bayswater. 1 garage. Floor area - 128sqm.	Disclaimer - Based on plans provided, appraisal can change, subject on the standard of finishing's.

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 rental 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.

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\$580 - \$650 per week

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Rental appraisal

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

Property:	Bedrooms: 3	Floorplan: m²
Lots: 27, 28, 29, 30 & 31 - 1D Rosyth Avenue, Bayswater	Bathroom: 2.5	Exterior: m²
Prepared for:	Description:	
To the buyer	3 bedroom, 2.5 bathroom + study townhouse in Bayswater. 1 carpark. Floor area - 98sqm.	
Prepared on:	Disclaimer - Based on plans provided, appraisal can change, subject on the standard of finishing's.	
20 Aug 2021		

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Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

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\$650 - \$690 per week

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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 as per approved plan
Fascia and gutter Metalcraft
Downpipe Round PVC
Window Aluminum 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
Laminate Timber Flooring for ground floor living, dining, and kitchen floor area
Tile Standard ceramic tile for ground floor toilet flooring and skirting, First/ second floor bathrooms flooring, skirting and wall
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
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 Miele 53cm build-in Rangehood DA2450 or similar
Miele 5 function wall Oven H2265-1 B or similar
Miele 60cm power flex induction Cooktop KM6520 or similar
Miele 60cm Free standing Dishwasher G5000SC CLST or similar
Sink Top-mounted stainless-steel sink
Disposal ISE Model 56 Waste Disposal Unit
Kitchen mixer Hansgrohe Talis M54 270 Sink Mixer Pull Out
Tile splashback

HOUSE SPECIFICATION INCLUSIONS



Powder room	Vanity Hansgrohe CHT-S-WH-46L/R Polymarble top w/ 1 door Totara 460mm WALL HUNG PLYWOOD VANITY or similar Basin Ceramic basin with overflow Basin mixer Hansgrohe Logiis Project 100 Basin Mixer w/Waste or similar Mirror Bevelled mirror above vanity Toilet set Hansgrohe Arrgent SL A-9057 BTW toilet Roll bar Hansgrohe 108 Series Toilet Roll Holder or similar Floor waste gully Extract fan
Stairs	Light LED stair lights with two-way light switch Switch socket Handrail Timber or steel handrail depends on the location of it
Storage room	Open shelf Power point Hot water cylinder
Bedrooms	LED down lights Power point Switch socket Wardrobe
Study room (Lot 3 and Lot 10 only)	LED down lights Power point Switch socket Telecommunication point
Bathrooms	Vanity Hansgrohe CHT-S-WH-46L/R Polymarble top w/ 1 door Totara 460mm WALL HUNG PLYWOOD VANITY Basin Ceramic basin with overflow Basin mixer Hansgrohe Logiis Project 100 Basin Mixer w/Waste Mirror Bevelled mirror above vanity Toilet set Hansgrohe Arrgent SL A-9057 BTW toilet Toilet roll bar Hansgrohe 108 Series Toilet Roll Holder or similar Shower mixer Hansgrohe Universal IBOX Shower Valve or similar Shower slider Hansgrohe Croma Project Select E 650mm WH/CP or similar Extract fan Heated towel rail Heirloom Genesis 510x600 Heated Ladder - dual Floor waste gully Sky light
Garden & Misc	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 Clothesline Standard clothesline for each unit Mailbox Standard mailbox set with street number Timber retaining wall as per approved plan Tank as per approved plan Garden lawn as per approved plan Deck Standard deck according to NZS3604 as approved plan

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HOUSE SPECIFICATION INCLUSIONS



Building Warranty

10 years of Building Warranty Insurance by Stamford

Disclaimer: The specification is the anticipated specification but may be subject to change as necessary and without notice.

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.