



INFORMATION PACK MATIPO HAVEN
33 & 35 Matipo Road and 3, 9 & 35 Renata Crescent,
Te Atatu Peninsula, Auckland 0610

UNISPOT

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ABOUT UNISPOT



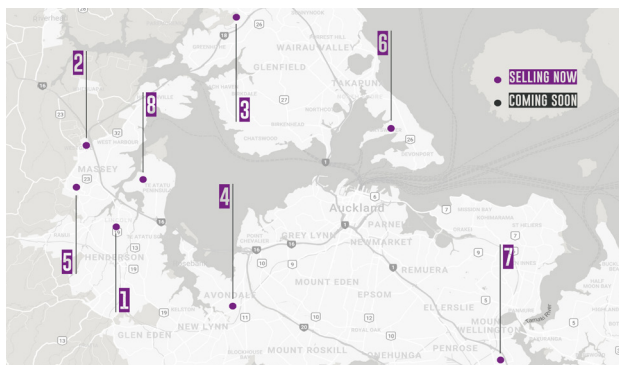
Unispot is a cutting edge property development company, leading the market as a trusted brand through our extensive expertise in project, site, and people management.

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 |  | 148 LINCOLN ROAD | 8 |  | MATIPO HAVEN |
| 2 |  | EDGEWEST | AND MORE... | | |
| 3 |  | 9-11 SCHNAPPER ROCK | | | |
| 4 |  | LARCHWOOD | | | |
| 5 |  | PARKVIEW TERRACES | | | |
| 6 |  | TUCANA | | | |
| 7 |  | THE GLADE | | | |

FAQ



Q: What makes this development special?

A: Located in one of West Auckland's most sought-after suburbs, Matipo Haven provides you a perfect first home, next home, or investment property. Set on Matipo Road and Renata Crescent, this particular peninsula location cannot be overlooked for convenience and lifestyle.

Convenient to coastal walkways, parks, playgrounds, commuter cycle-way into the CBD plus an array of cafes and local eateries plus zoning for Matipo Primary School, Te Atatu Intermediate, and Rutherford College. This is where 'hassle free living' on the edge of the city, and people in this suburb know why living here is too good.

Each Matipo Haven homes provide a spacious open plan living, dining and kitchen area. Fantastic indoor/outdoor flow and all the rooms are light-filled and well thought out. Private courtyard will offer a carefree and laid-back day to day living.

Q: What am I buying?

A: You are purchasing a Freehold terraced house (terrace home) in Matipo Haven. 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 59 one, 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 Matipo Haven to be completed in Q3 2024.

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 Matipo Haven 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 Matipo Haven. These levies are estimated to be around \$634 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 -3 & 9 RENATA CRESCENT & 33-35 MATIPO ROAD, TE ATATU PENINSULA, AUCKLAND

Budget Period:

Financial period to be determined

Proposed Budget - First Year (50 Residential Lots)
GST Exclusive

Prepared as at 16 February 2022

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 on fortnight basis.	\$1,820.00
Health & Safety Plan	Estimated one-off cost to prepare a Health & Safety Plan.	\$450.00
Office Bearers Liability Insurance	Liability insurance cover for the society committee as quoted by insurance company according to current market rate.	\$750.00
Administration Fee	Society administration costs for attending the day to day management of the society.	\$12,500.00
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.	9,500.00
Stormwater Management System Maintenance	Estimated cost for the annual maintenance of two common area stormwater detention tanks and associated cesspits.	1,500.00
General Maintenance & Disbursements	An allowance for any unexpected items during the year.	\$2,000.00
Total (Excl GST)		\$31,720.00
Average Per Lot (Excl GST)		\$634.40

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.



INCORPORATED SOCIETY - 35 RENATA CRESCENT, TE ATATU PENINSULA, AUCKLAND

Budget Period:

Financial period to be determined

Proposed Budget - First Year (8 Residential Lots)

Prepared as at 16 February 2022

GST Exclusive

Category	Description	Amount
Common Electricity	Estimated cost to supply of power to the common areas.	\$720.00
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.	\$910.00
Health & Safety Plan	Estimated one-off cost to prepare a Health & Safety Plan.	\$173.91
Administration Fee	Society administration costs for attending the day to day management of the society.	\$2,000.00
Insurance	Indicative insurance premium advised by insurance company to insure common facilities.	550.00
Rubbish Collection	The regular removal of rubbish and waste from the residential property by a private rubbish collection contractor.	1,520.00
General Maintenance & Disbursements	An allowance for any unexpected items during the year.	\$434.78
Total (Excl GST)		\$6,308.70
Average Per Lot (Excl GST)		\$788.59

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:

**35 Renata Avenue - Lot 1,
Te Atatu Peninsula**

Prepared for:

Alex Wu

Prepared on:

24 Mar 2022

Bedrooms1

Bathroom1

Description:

The brand new two level property would make an exceptional addition to the rental property market. Located in the popular suburb of Te Atatu Peninsula, accessible to the motorways, supermarkets and shopping centers. The property boasts one bedroom, one bathrooms, a spacious open living room and combined dining with a generous sized kitchen. On-street parking is within range of the property.

This appraisal is based on an estimate of the weekly rent that the property may be rented for should it comply with all legal requirements for rental properties, including but not limited to those under the Residential Tenancies Act 1986, building, health, safety and healthy homes standards legislation in so far as they apply to the property.

Floorplan56m²

Exterior:

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 \$510-\$560pw

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.



Shauniece Tautuhi

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E s.tautuhi@barfoot.co.nz

Mt Roskill 09 621 0917

Rental appraisal

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

Property:

**35 Renata Avenue - Lot 7,
Te Atatu Peninsula**

Prepared for:

Alex Wu

Prepared on:

24 Mar 2022

Bedrooms: 2

Bathroom: 2

Description:

This brand new property would make an exceptional addition to the property market. Located in the popular suburb of Te Atatu Peninsula, it is accessible to the motorways, supermarkets and shopping centers. The property boasts two bedrooms, two bathrooms, a study, lounge and combined dining with a generous sized modern kitchen. One off-street parking space is designated to the property, with off-street parking within range of the property.

This appraisal is based on an estimate of the weekly rent that the property may be rented for should it comply with all legal requirements for rental properties, including but not limited to those under the Residential Tenancies Act 1986, building, health, safety and healthy homes standards legislation in so far as they apply to the property.

Floorplan: 79m²

Exterior:

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 \$620-\$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.



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Rental appraisal

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

Property:

**35 Renata Avenue - Lot 38,
Te Atatu Peninsula**

Prepared for:

Alex Wu

Prepared on:

24 Mar 2022

Bedrooms:3

Bathroom:3

Description:

The brand new three level property would make an exceptional addition to the rental property market. Located in the popular suburb of Te Atatu Peninsula, it is accessible to the motorways, supermarkets and shopping centers. The property boasts three large bedrooms, a study, three bathrooms with an additional single toilet, spacious living room and combined dining with a generous sized kitchen. One off-street parking space is designated to the property, with off-street parking within range of the property. This appraisal is based on an estimate of the weekly rent that the property may be rented for should it comply with all legal requirements for rental properties, including but not limited to those under the Residential Tenancies Act 1986, building, health, safety and healthy homes standards legislation in so far as they apply to the property.

Floorplan:100 m²

Exterior:

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 \$740-\$780pw

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.



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Rental appraisal

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

Property:

**35 Renata Avenue - Lot 51,
Te Atatu Peninsula**

Prepared for:

Alex Wu

Prepared on:

24 Mar 2022

Bedrooms: 4

Bathroom: 3

Floorplan: 138 m²

Exterior:

Description:

The brand new two level property would make an exceptional addition to the rental property market. Located in the popular suburb of Te Atatu Peninsula, accessible to the motorways, supermarkets and shopping centers. The property boasts four bedrooms, three bathrooms, a spacious open living room and combined dining with a generous sized kitchen. One off-street parking space is designated to the property, with off-street parking within range of the property.

This appraisal is based on an estimate of the weekly rent that the property may be rented for should it comply with all legal requirements for rental properties, including but not limited to those under the Residential Tenancies Act 1986, building, health, safety and healthy homes standards legislation in so far as they apply to the property.

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 \$800-\$860pw

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.



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Rental appraisal

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

Property:

**35 Renata Avenue - Lot 52,
Te Atatu Peninsula**

Prepared for:

Alex Wu

Prepared on:

24 Mar 2022

Bedrooms:2

Bathroom:1

Description:

This brand new property would make an exceptional addition to the property market. Located in the popular suburb of Te Atatu Peninsula, it is accessible to the motorways, supermarkets and shopping centers. The property boasts two bedrooms, one bathroom with an additional single toilet, living room and combined dining with a generous sized kitchen. One off-street parking space is designated to the property, with off-street parking within range of the property.

This appraisal is based on an estimate of the weekly rent that the property may be rented for should it comply with all legal requirements for rental properties, including but not limited to those under the Residential Tenancies Act 1986, building, health, safety and healthy homes standards legislation in so far as they apply to the property.

Floorplan:71m²

Exterior:

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 \$610-\$640pw

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.



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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 lining, pvc joint paint 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 and dining floor area
Tile standard ceramic tile for kitchen area, toilet flooring and skirting, bathroom flooring, skirting and wall (both shower box walls)
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
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 53cm integrated Rangehood
DHL555BAU or similar
BOSCH 5 function 66 wall Oven HBF113BROA or similar
BOSCH 60cm ceramic Cooktop sword
PKE611CA1A or similar
BOSCH 45cm built under s/s Dishwasher
SPU68M05AU or similar

HOUSE SPECIFICATION INCLUSIONS



	<p>Robinhood Scrapeater 1/2HP Waste disposal SE390QA or similar</p> <p>Sink Under-mounted stainless-steel sink</p> <p>Kitchen mixer Kohler Taut kitchen mixer with single lever (74053t-4E-CP) or similar</p> <p>Tile splashback</p> <p>Floor waste gully</p>
Powder room	<p>Vanity Floor standing or wall-hung vanity</p> <p>Basin Ceramic basin with overflow</p> <p>Basin mixer Kohler Taut basin mixer 74013T-B4ND-CP or similar</p> <p>Mirror Bevelled mirror above vanity</p> <p>Toilet set</p> <p>Roll bar Standard toilet roll bar</p> <p>Floor waste gully</p> <p>Extract fan</p>
Stairs	<p>Light LED stair lights with two-way light switch</p> <p>Switch socket</p> <p>Handrail Timber or steel handrail depends on location</p>
Storage room	<p>Hot water cylinder (if any)</p>
Bedrooms	<p>LED down lights</p> <p>Power point</p> <p>Switch socket</p> <p>Wardrobe</p>
Study room (LOT 1-35, 38-50)	<p>LED down lights</p> <p>Power point</p> <p>Switch socket</p> <p>Tel-communication point</p>
Bathrooms	<p>Vanity Floor standing or wall-hung vanity</p> <p>Basin Ceramic basin with overflow</p> <p>Basin mixer Kohler Taut basin mixer 74013T-B4ND-CP or similar</p> <p>Shower/Bath mixer Kohler Taut shower/basin mixer 27914A-CP or similar</p> <p>Mirror Bevelled mirror above vanity</p> <p>Toilet set</p> <p>Toilet roll bar Standard toilet roll bar</p> <p>Shower set Curved shower set with chrome glass and easy clean</p> <p>Shower slider Kohler Studio II Multi-Function Slide Shower 22981A-CP or similar</p> <p>Extract fan</p> <p>Heated towel rail</p> <p>Floor waste gully</p>
Garden & Misc	<p>Concrete driveway as per approved plan</p> <p>Footpath Pave footpath area as per approved plan</p> <p>Timber fence as per approved plan</p> <p>Outdoor power point for each unit</p> <p>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/ Mulch as per approved plan
	Deck/ Paving Standard deck as approved plan
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.



