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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  PARKVIEW TERRACES
- 2  LARCHWOOD
- 3  MATIPO HAVEN
- 4  THE GLADE  
AND MORE...

# 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 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 145 freehold terrace houses for the whole development.

**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 2 - Block C (7 units) to be completed in Q1 2024. Block H1 (4 units) and H2 (5 units) 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 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. For each block there is a shared sky dish and aerial antenna installed.

**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: 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**

	<b>Proposed budget</b>
<b>Revenue</b>	
142810 Key Access	767.20
143000 Levies Due--Admin	172,632.80
<i>Total revenue</i>	173,400.00
<b>Less expenses</b>	
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
<b>Surplus/Deficit</b>	0.00
Opening balance	0.00
<b>Closing balance</b>	\$0.00
Total units of entitlement	144
Levy contribution per unit entitlement	\$1,198.84



# 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 Aluminium 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 for bedrooms and stairs  
Laminate Timber Flooring for living and dining floor area  
Tile Standard ceramic tile for kitchen area, toilet flooring, kitchen flooring, bathroom flooring, skirting and wall (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

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 BOSCH 53cm integrated Rangehood DHL555BAU or similar  
BOSCH 5 function wall Oven HBF113BROA or similar  
BOSCH 60cm ceramic Cooktop sword  
PKE611CA1A or similar  
BOSCH 60cm built under Dishwashes  
SMU50E75AU or similar

# HOUSE SPECIFICATION INCLUSIONS



	<p>Robinhood Scrapeater 1/2HP Waste disposal SE390QA or similar Sink Under-mounted stainless-steel sink Kitchen mixer Kohler kitchen mixer with single lever or similar Tile splashback</p>
<b>Powder room (toilet)</b>	<p>Vanity Floor standing or wall-hung vanity Basin Ceramic basin with overflow Basin mixer Kohler Taut basin mixer or similar Mirror Bevelled mirror above vanity Toilet set Roll bar Standard toilet roll bar Floor waste gully Extract fan</p>
<b>Stairs</b>	<p>Light LED stair lights with two-way light switch Switch socket Handrail Timber or steel handrail depends on the location</p>
<b>Storage room</b>	<p>Hot water cylinder (if any)</p>
<b>Bedrooms</b>	<p>LED down lights Power point Switch socket Wardrobe</p>
<b>Study room (if any) Familyroom (if any)</b>	<p>LED down lights Power point Switch socket</p>
<b>Bathrooms</b>	<p>Vanity Floor standing or wall-hung vanity Basin Ceramic basin with overflow Basin mixer Kohler Taut basin mixer or similar Mirror Bevelled mirror above vanity Toilet set Roll bar Standard toilet roll bar Shower set Curved shower set with chrome glass and easy clean Shower slider Kohler Multi-Function Slide Shower or similar Extract fan Heated towel rail Floor waste gully</p>
<b>Garden &amp; Misc</b>	<p>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 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</p>



# 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.