



INFORMATION PACK TRIVELLE GARDENS
111 Settlers Avenue, Hobsonville, Auckland 0664

UNISPOT

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ABOUT UNISPOT



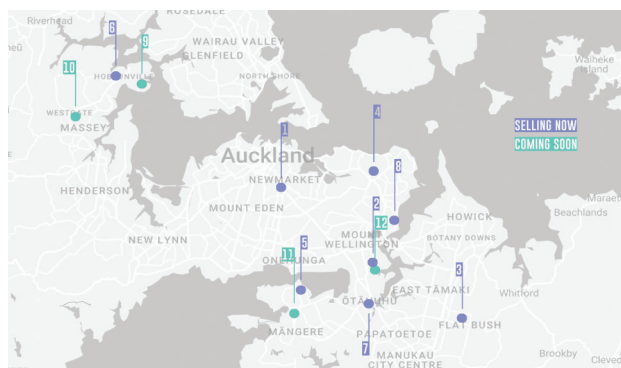
Unispot is a cutting edge property development company, leading the market as a trusted brand through our extensive expertise in project, site, and people management.

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 | NEWMARKET QUARTER | 8 | DREN TRIPOLI | CAEN & TRIPOLI |
| 2 | THE GLADE | | | AND MORE... |
| 3 | SOLUX ORMISTON | | | |
| 4 | THE WOODLAND PERCH | | | |
| 5 | AZURE COVE | | | |
| 6 | TRIVELLE GARDENS | | | |
| 7 | 629 GREAT SOUTH ROAD | | | |



FAQ



Q: What makes this development special?

A: Trivelle Gardens is a thoughtfully planned development offering 88 stylish terraced homes. With flexible two and three-bedroom layouts, it's designed for modern families and individuals seeking both comfort and convenience.

Located close to transport, shopping, and green spaces, the project combines urban ease with natural surroundings. The vibrant, community-focused environment with greenery and young residents offers a peaceful, connected lifestyle. Trivelle Gardens is more than a home, it's where ideal living begins.

Q: What am I buying?

A: You are purchasing a Freehold terraced house (terrace home) in Trivelle Gardens. 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 88 two or three-bedroom freehold terrace houses.

Q: Who is the Developer and Architect?

A: Unisport and OZAC Architects.

Q: How long will it take to build?

A: We expect Trivelle Gardens to be completed in Q4 2026

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 Master Builder.

Q: Is Trivelle Gardens 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 Trivelle Gardens. These levies are estimated to be around \$1345 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





RESIDENTS SOCIETY INCORPORATED - 111 SETTLER AVENUE, HOBSONVILLE, AUCKLAND

Budget Period: *Financial period to be determined*

Proposed Budget - First Year (88 Residential Lots)

Prepared as at 28 May 2025

GST Exclusive

Category	Description	Amount
Valuation	Reinstatement valuation for insurance purpose done every two years.	\$1,500.00
Landscape & Ground Maintenance	Estimated cost for monthly maintenance of common landscape.	\$5,000.00
Administration Fee	Society administration/management costs.	\$23,320.00
Common Power	All common area lighting are solar powered.	-
Stormwater System Maintenance	Maintenance of any common stormwater devices (i.e. stormwater soakholes).	\$4,000.00
General Maintenance & Disbursements	An allowance for any unexpected items during the year.	\$5,000.00
Budget Sub-Total (Excl GST)		\$38,820.00
Individual Lot Associated Society Costs		
Comprehensive Insurance	Indicative insurance premium for all houses and common areas based on advised reinstatement estimate.	\$77,046.00
Wastewater Pump Maintenance	An allowance for annual maintenance of a common private wastewater pump station and rising main. Cost shared by Lots 1-15, 43-77 (50 units) only.	\$2,500.00
Rubbish Collection	All units will utilise council public kerb collection service.	-
Total Budget (Excl GST)		\$118,366.00

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.

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 Coloursteel
Downpipe Round PVC
Window Aluminum with double glazed glass with new thermal standard
Soffit Fibre cement 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 for bedrooms and stairs
Laminate Timber Flooring for living and dining, and the studio floor area
Tile Standard ceramic tile for toilet flooring and skirting, bathroom flooring and 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
PKE611CA2A or similar





HOUSE SPECIFICATION INCLUSIONS



	BOSCH 60cm built under Dishwasher SMU2ITS01A or similar Insinkerator Emerson Waste Disposal Model 20 or similar Sink Under-mounted stainless-steel sink Kitchen mixer Nero kitchen mixer with single lever or similar Tile splashback
Powder room (toilet)	Vanity Floor standing or wall-hung vanity Basin Ceramic basin with overflow Basin mixer Nero basin mixer or similar Mirror Bevelled mirror above vanity Toilet set Roll bar Standard toilet roll bar Floor waste gully Extract fan
Stairs	Light Stair lights with two-way light switch Switch socket Handrail Chrome handrail
Storage room	Hot water cylinder (if any)
Bedrooms	LED down lights Power point Switch socket Wardrobe
Study room (if any) / Family room (if any)	LED down lights Power point Switch socket
Bathrooms	Vanity Floor standing or wall-hung vanity Basin Ceramic basin with overflow Basin mixer Nero basin mixer or similar Mirror Bevelled mirror above vanity Toilet set Toilet roll bar Standard toilet roll bar Shower Square or diamond-shaped full-height tiled shower with chrome hardware and easy-clean shower glass Shower slider Nero Slide Shower or similar Extract fan Heated towel rail Floor waste gully
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 Mailbox Standard mailbox set with street number Timber retaining wall as per approved plan



HOUSE SPECIFICATION INCLUSIONS



Tank as per approved plan
Garden lawn as per approved plan
Deck Standard deck according to NZS3604 as approved plan

Building Warranty

10 years of Building Warranty Insurance by Master Builder

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



