Brand new at rock bottom price!

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DON BUCK ROAD

Price by Negotiation

Just Completed, ParkView Terraces are contemporary in design, and conveniently located within walking distance to local shops, bus stops, schools and just minutes from the Westgate Mall & motorway with access to travel north or south.

2-3 BEDROOM







Details

Capturing all-day sunshine, these two and three-bedroom homes offer seamless indoor-outdoor flow to encourage a relaxed lifestyle, whilst an open plan layout offers modern lifestyle with a bright family space that encompasses classy kitchen, complimented by engineering stone benchtops and branded appliances.

-Stamford 10-Years Guarantee

-2-3 bedrooms, 2 bathrooms, Private Secure Garden and car park

-Walking distance to the local schools

-Bosch Appliance

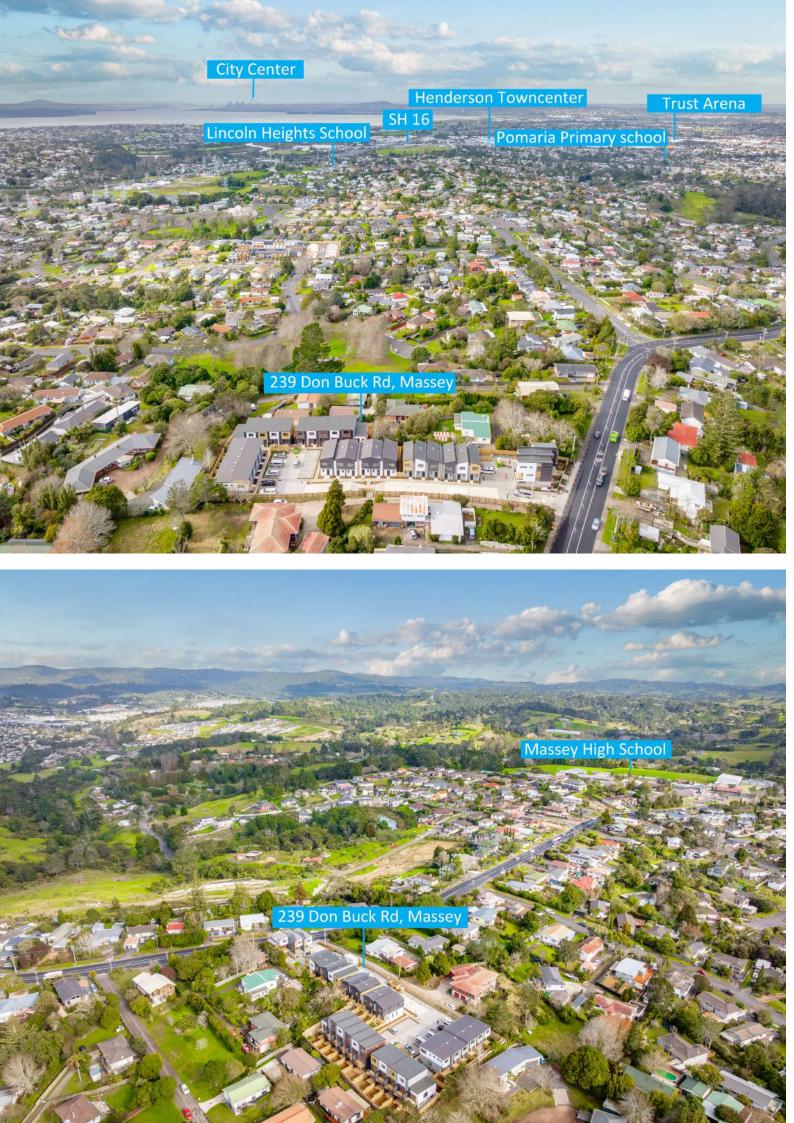
-Close to the main business district and bus & train stations

You'll love the divine privacy that hugs you from the moment you step through the front door and follow the seamless flow along to your living area and out through the ranch slider which opens out to back yard. Nested right next to Reynelle Reserve, with elevated views of lush green park from the east wing block homes, Parkview Terraces are a stunning complex in Massey.









Liston College

Henderson North College Waitakere College

Don Buck Primary School

239 Don Buck Rd, Massey

SH 16 SH 18

Westgate Shopping Center

239 Don Buck Rd, Massey

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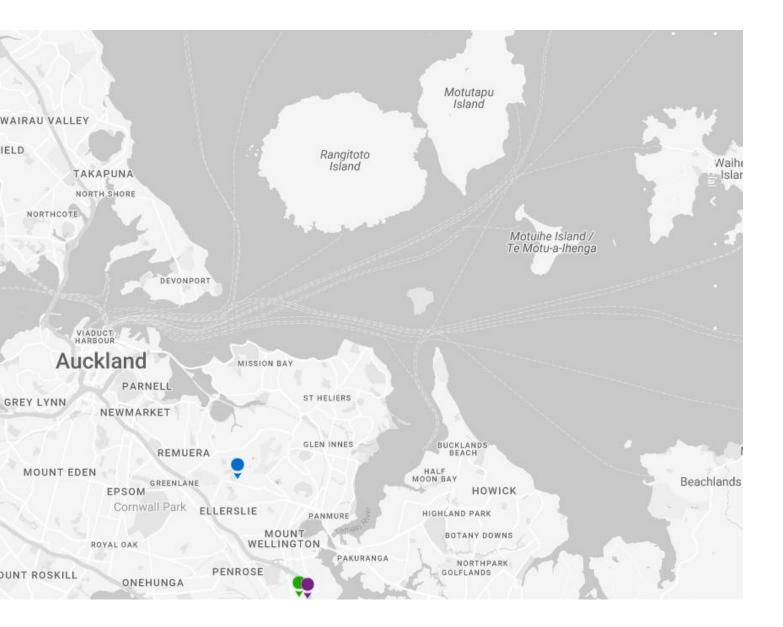


About Developer

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.

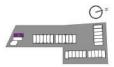






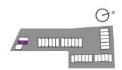






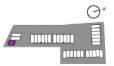
Lot 1 3 Bedrooms 3 Bathrooms 1 Garage Floor area 125m²





Lot 2 3 Bedrooms 3 Bathrooms 1 Garage Floor area 125m²

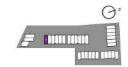




Lot 3 3 Bedrooms 2.5 Bathrooms Floor area 110m²







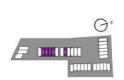
Lot 4 2 Bedrooms 1.5 Bathrooms 1 Study Floor area 75m²



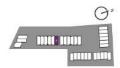








Lot 5-8 & 11 2 Bedrooms 1.5 Bathrooms 1 Study Floor area 75m²



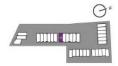
Lot 9 2 Bedrooms 1.5 Bathrooms 1 Study Floor area 75m²











Lot 10 2 Bedrooms 1.5 Bathrooms 1 Study Floor area 75m²



Lot 12 2 Bedrooms 1.5 Bathrooms 1 Study Floor area 75m²

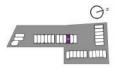




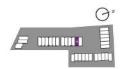




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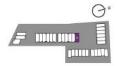
Lot 13 2 Bedrooms 1.5 Bathrooms 1 Study Floor area 75m²



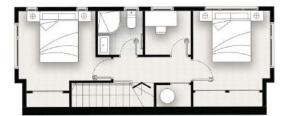
Lot 14 2 Bedrooms 1.5 Bathrooms 1 Study Floor area 75m²





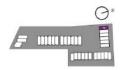


Lot 15 2 Bedrooms 1.5 Bathrooms 1 Study Floor area 75m²



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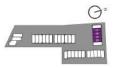




Lot 16 2 Bedrooms 1.5 Bathrooms 1 Study Floor area 75m²

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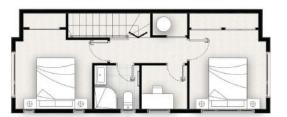




Lot 17-20 2 Bedrooms 1.5 Bathrooms 1 Study Floor area 75m²

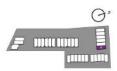


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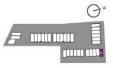




Lot 21 2 Bedrooms 1.5 Bathrooms 1 Study Floor area 75m²







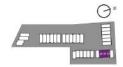
Lot 22 2 Bedrooms 1 Bathroom Floor area 66m²

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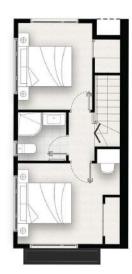


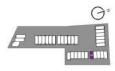
Lot 23-25 3 Bedrooms 2 Bathrooms Floor area 99m²

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Lot 26 3 Bedrooms 2 Bathrooms 1 Study Floor area 99m²

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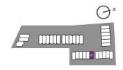
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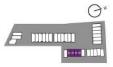


Lot 27 3 Bedrooms 2 Bathrooms 1 Study Floor area 99m²









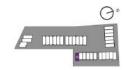
Lot 28-31 3 Bedrooms 2 Bathrooms Floor area 99m²

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Lot 32 2 Bedrooms 1 Bathroom Floor area 66m²

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Q: What makes this development special?

A: Built to the quality you can expect from Unispot, ParkView Terraces are contemporary in design, and conveniently located within walking distance to local shops, bus stops, schools and just minutes from the motorway with access to travel north or south.

Capturing all-day sunshine, these two or three-bedroom homes offer seamless indoor-outdoor flow to encourage a relaxed lifestyle, whilst an open plan layout offers modern lifestyle with a bright family space that encompasses classy kitchen, complimented by engineering stone benchtops and branded appliances. You'll love the divine privacy that hugs you from the moment you step through the front door and follow the seamless flow along to your living area and out through the ranch slider which opens out to back yard. Nested right next to Reynelle Reserve, with elevated views of lush green park from the east wing block homes, ParkView Terraces are a stunning complex in Massey.

Q: What am I buying?

A: You are purchasing a Freehold terraced house (terrace home) in ParkView Terraces. 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 32 two or three-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 ParkView Terraces to settle in Early September 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 ParkView Terraces 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 ParkView Terraces. These levies are estimated to be around \$700 (exc 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.

INCORPORATED SOCIETY



PARKVIEW TERRACES RESIDENTS SOCIETY - 241 DON BUCK ROAD, MASSEY, AUCKLAND

Budget Period:

Financial period to be determined

Proposed Budget - First Year (32 Residential Lots) GST Inclusive

Prepared as at 2 August 2023

Category	Description	Amount
Common Electricity	Estimated cost to supply of power to the common areas.	\$1,500.00
Landscape & Ground Maintenance	Estimated cost to maintain common landscape and garden areas on monthly basis.	\$1,300.00
Administration Fee	Society administration/management costs.	\$9,200.00
Valuation	Reinstatement valuation for insurance purpose.	\$805.00
Stormwater System Maintenance	Estimated cost for the annual maintenance of one stormwater filter and 2 underground detention tanks in common area.	\$1,500.00
Sewerage Pump Maintenance	Estimated cost for the annual maintenance of one common sewerage pump.	\$600.00
General Maintenance & Disbursements	An allowrance for any unexpected items during the year.	\$2,000.00
Sub-Total (Incl GST)		\$16,905.00
	Average Per Lot (Incl GST)	\$528.28
Individual Lot Associated Society Costs		
Insurance	Comprehensive insurance covering all properties and common areas, including office bearers liability cover.	\$35,173.16
Rubbish Collection	Quoted regular removal of rubbish and waste from the residential property by a private rubbish collection contractor.	\$8,740.00
Budget Total (Incl GST)		\$60,818.16
	Average Per Lot (Incl GST)	\$1,900.57

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.

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
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 5/S BUILT IN OVEN 2 or similar BOSCH 60cm S2 CERAMIC COOKTOP or similar BOSCH 60cm UNDERSS DISHWASHER or similar

HOUSE SPECIFICATION INCLUSIONS

	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
Powder room	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
Stairs	Light LED stair lights with two-way light switch Handrail Timber or steel handrail
Storage room	Open shelf Power point Hot water cylinder (If any)
Bedroom	LED down lights Power point Switch socket Wardrobe
Study room (If any)	LED down lights Power point Switch socket Tel-communication point
Bathroom	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
Garden & Misc	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

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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 Unispot. Unispot reserves the right to make modifications as we may deem appropriate or desirable.



Buying or selling your property?

New Zealand Residential Property Sale and Purchase Agreement Guide

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This guide tells you...

what a sale and purchase agreement is

what's in a sale and purchase agreement

what happens after you sign the sale and purchase agreement

what happens if you have a problem

where to go for more information

Where to go for more information

This guide is available in other languages. You can find translated copies of this guide on **rea.govt.nz** and **settled.govt.nz**.

The New Zealand Residential Property Agency Agreement Guide is also available on **settled.govt.nz**. The guide tells you more about the agreement you sign with the agency helping to sell your property.

We welcome any feedback you have on this publication.

The information in this guide was accurate when published. However, the requirements this information is based on can change at any time. Up-to-date information is available at **rea.govt.nz.**

Key things to know about sale and purchase agreements

- A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property.
- You must sign a written sale and purchase agreement to buy or sell a property.
- You need to read and understand the sale and purchase agreement before you sign it.
- Even if a standard sale and purchase agreement is being used, you should always get legal advice before you sign the agreement and throughout the buying and selling process.
- You can negotiate some of the terms and conditions in a sale and purchase agreement.
- You can include additional clauses, such as what to do if there are special circumstances. Your lawyer plays an important role in providing advice on what the sale and purchase agreement should say.

- A sale and purchase agreement becomes unconditional once all the conditions are met.
- In most cases, the real estate professional is working for the seller of the property, but they must treat the buyer fairly.
- If your real estate professional or anyone related to them wants to buy your property, they must get your written consent to do this. They must also give you a valuation of your property by an independent registered valuer.
- The sale and purchase agreement is only available in English. You may need assistance interpreting it if English is not your primary language.

What a sale and purchase agreement is

A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property. It sets out all the details, terms and conditions of the sale. This includes things such as the price, any chattels being sold with the property, whether the buyer needs to sell another property first or needs a property inspection and the settlement date.

A sale and purchase agreement provides certainty to both the buyer and the seller about what will happen when.



What's in a sale and purchase agreement

Your sale and purchase agreement should include the following things.

Basic details of the sale

Different sale methods like tender or auction might mean the sale and purchase agreement can look different, but all sale and purchase agreements should contain:

- the names of the people buying and selling the property
- the address of the property
- the type of title, for example, freehold or leasehold
- the price
- any deposit the buyer must pay
- any chattels being sold with the property, for example, whiteware or curtains
- any specific conditions you or the other party want fulfilled
- how many working days you have to fulfil your conditions (if there are any conditions)
- the settlement date (the date the buyer pays the rest of the amount for the property, which is usually also the day they can move in)
- the rate of interest the buyer must pay on any overdue payments (such as being late on paying the deposit or the remaining amount at the settlement date).

General obligations and conditions you have to comply with

The sale and purchase agreement includes general obligations and conditions that you will need to comply with. For example, these may include:

- access rights what access the buyer can have to inspect the property before settlement day
- insurance to make sure the property remains insured until the settlement date and outline what will happen if any damage occurs before settlement day
- default by the buyer the buyer may have to compensate the seller if they don't settle on time, for example, with interest payments
- default by the seller the seller may have to compensate the buyer if they don't settle on time, for example, by paying accommodation costs
- eligibility to buy property in New Zealand people who have migrated to New Zealand may not be permitted to immediately buy property or may need to get consent from the Overseas Investment Office.

Your lawyer will explain these clauses to you.

Check...

Always check your sale and purchase agreement with a lawyer before signing.

Buying or selling a property where the owner isn't able to participate, like a mortgagee sale or deceased estate, can mean the real estate professional has limited information about the property. It pays to allow for this when deciding what conditions the buyer and seller might need.

Remember...

Before you sign a sale and purchase agreement, whether you're the buyer or the seller, the real estate professional must give you a copy of this guide. They must also ask you to confirm in writing that you've received it.

Specific conditions a buyer may include

Some buyers will present an unconditional offer, which means there are no specific conditions to be fulfilled. Some buyers will include one or more conditions (that must be fulfilled by a specified date) in their offer such as:

- title search this is done by the buyer's lawyer to check who the legal owner of the property is and to see if there are any other interests over the property such as caveats or easements
- finance this refers to the buyer arranging payment, often requiring bank approval for a mortgage or loan
- valuation report a bank may require the buyer to obtain a valuation of the property (an estimate of the property's worth on the current market) before they agree to a loan
- Land Information Memorandum (LIM) provided by the local council, this report provides information about the property such as rates, building permits and consents, drainage, planning and other important information
- property inspection a buyer paying for an inspection provides an independent overview of the condition of the property rather than relying on an inspection that has been arranged by the seller

- engineer's or surveyor's report similar to the above but more focused on the entire section and the structure of the property
- sale of another home the buyer may need to sell their own home in order to buy another.

The real estate professional helps the buyer and the seller to include the conditions they each want. Even though the real estate professional works for the seller, they also have to deal fairly and honestly with the buyer. While they're not expected to discover hidden defects, they can't withhold information and must tell the buyer about any known defects with the property. If a buyer needs time to check a property for defects, including a property inspection condition may be important.



What happens after you sign the sale and purchase agreement

Signing the sale and purchase agreement is not the end of the sale or purchase process.

Both parties work through the conditions until the agreement is unconditional

A conditional agreement means the sale and purchase agreement has one or more conditions that must be met by a specified date and before the sale goes through.

The buyer pays the deposit. Depending on what the sale and purchase agreement says, the buyer may pay the deposit when they sign the agreement or when the agreement becomes unconditional. If the deposit is made to the real estate agency, it must be held in their agency's trust account for 10 working days before it can be released to the seller.

An agreement for sale and purchase commits you to buy or sell

Once you've signed the sale and purchase agreement and any conditions set out in it have been met, you must complete the sale or purchase of the property.

The length of time between the conditions being met and the settlement date varies. Settlement periods can be lengthy if the property hasn't been built yet or the sale and purchase agreement includes conditions for one party to buy or sell another property. The real estate professional has obligations to keep you informed of important updates that come up during this time.

Pre-settlement inspection

This is the chance for the buyer to check the property and chattels are in the same condition they were when the sale and purchase agreement was signed and to check that the seller has met any conditions, for example, there is no damage to walls or chattels haven't been removed from the property. It's important to raise any concerns you find at the pre-settlement inspection with your lawyer and the real estate professional as soon as possible to allow enough time for an issue to be resolved. If it's less than 24 hours before settlement, the vendor may not be obligated to set things right.

Payment of a commission

Once the sale is complete, the seller pays the real estate professional for their services. The real estate agency usually takes the commission from the deposit they're holding in their trust account. The seller should make sure the deposit is enough to cover the commission. The real estate professional cannot ask the buyer to pay for their services if they have been engaged by the seller.

The buyer pays the rest

The buyer pays the remainder of the amount for the property on the day of settlement, usually through their lawyer.

Buying a tenanted property

If the property is tenanted, the agreement for sale and purchase should specify this. It may also contain a specific date for possession that may differ from the settlement date.

If the buyer requires the property to be sold with 'vacant possession', it is the seller's responsibility to give the tenant notice to vacate in accordance with the tenant's legal rights.

It is recommended that you seek legal advice if you are buying a property that is currently tenanted.

What happens if you have a problem

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the real estate agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

Call us on **0800 367 7322**, email us at **info@rea.govt.nz** or visit us online at **rea.govt.nz**

About settled.govt.nz



Settled.govt.nz guides you through home buying and selling.

Buying or selling your home is one of the biggest financial decisions you will make. It's a complex and sometimes stressful process with potentially significant emotional and financial impacts if things go wrong.

Settled.govt.nz provides comprehensive independent information and guidance for home buyers and sellers. You can find information about the risks and how they can impact you and get useful tips on how to avoid some of the major potential problems. Settled.govt.nz will help to inform and guide you through the process from when you're thinking of buying or selling right through to when you're moving in or out. You'll find valuable information, checklists, quizzes, videos and tools. From understanding LIMs, to sale and purchase agreements, to when to contact a lawyer, settled.govt.nz explains what you need to know.

Settled.govt.nz is brought to you by the Real Estate Authority – Te Mana Papawhenua (REA).

For more information

For more information on home buying and selling, visit **settled.govt.nz** or email **info@settled.govt.nz**



About the Real Estate Authority – Te Mana Papawhenua (REA)

REA is the independent government agency that regulates the New Zealand real estate profession.

Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

What we do

Our job is to promote a high standard of conduct in the real estate profession and protect buyers and sellers of property from harm.

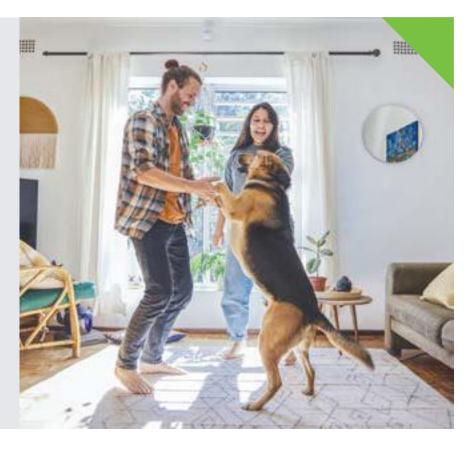
- We provide independent information for people who are buying and selling property through our **settled.govt.nz** website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.
- We maintain a Code of Conduct setting out the professional standards real estate professionals must follow.
- We maintain a public register of real estate professionals that includes information about disciplinary action taken in the last 3 years.

The Real Estate Agents Authority is a Crown agent, established under the Real Estate Agents Act 2008. The Real Estate Authority is the operating name of the Real Estate Agents Authority.

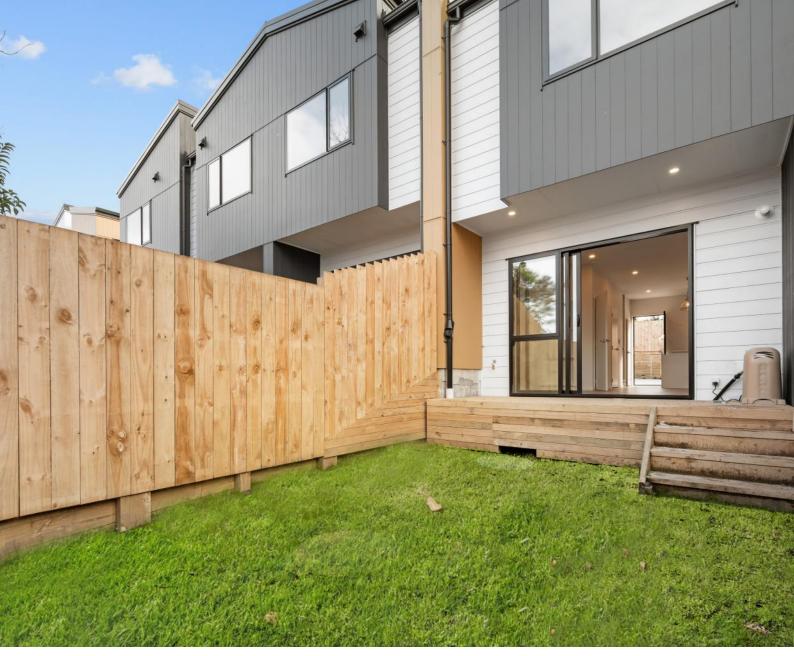


To find out more about REA, visit **rea.govt.nz**, call us on **0800 367 7322** or email us at **info@rea.govt.nz**





Approved under section 133 of the Real Estate Agents Act 2008. Effective from 14 October 2022.







Harcourts Golden Links This marketing material has been prepared solely for information purposes in order to assist interested parties in making an initial evaluation of the property and does not constitute advice or representations nor purport to contain all of the information that a prospective purchaser may require. Every precaution has been taken to establish the accuracy at the time of development; however, no responsibility will be taken for any errors and omissions. Floor plans are indicative only and not drawn to scale. All plans, images and artist impressions of exteriors and interiors are intended as a guide only. In all cases interested parties must conduct their own investigation and analysis of the property and the data set out in this document to satisfy themselves in all respects and not fully rely on the information provided in this marketing material to make their purchasing decision.



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