



**Roskill
Development**

PUT YOURSELF IN THE CENTRE

Homes for Sale Price List

Updated 2 December 2020

CONTACT US

Roskill South Info Centre

142 May Road, Roskill South

Open 10am to 4pm: Wed to Sat

Owairaka Community Hub

93 Richardson Road, Owairaka

Open 10am to 4pm: Thu & Sat

09 953 8206 | info@roskilldevelopment.co.nz | www.roskilldevelopment.co.nz

Welcome to Roskill

Congratulations. You've made the first step towards buying your brand new home in Roskill. The wider Roskill area is home to great schools, parks, walking and biking tracks, and food places - all within 15 minutes drive of the Auckland CBD and popular beaches.

Greater Roskill's neighbourhoods already have vibrant, diverse communities. Our goal has been to increase the supply and choice of housing available (including KiwiBuild) in these areas so that these communities can continue to grow and thrive. At the same time, existing infrastructure like parks, streets, stormwater and wastewater systems will be brought up to date and made safer and more durable. Plus, key amenities across multiple areas will also be upgraded, and the restoration of Te Auaunga Awa (Oakley Creek) - a socially, culturally and environmentally significant waterway - and the walkways and parks alongside it will transform Roskill into a greener, healthier, more connected suburb.



Types of homes for sale

A strong community is a diverse one, so we're building a range of homes to suit all ages and stages. The way we do this is by partnering with different building companies that will provide a variety of homes. Each building company works with different architects and designers to create different plans, using a range of materials. This creates a varied streetscape, but more importantly, provides choice for a broad cross-section of homebuyers.



Apartments

Apartments offer residents a compact living arrangement that frees up time and money with their no-fuss, low maintenance requirements. They're generally sited close to shops and transport routes due to their higher-density form. Apartments are available as a single home amongst many in an apartment building or block, or as a walk up whereby two homes are allocated to a building: one below, and one above (accessible via a staircase).



Terraces

Terraces are often referred to as townhouses. They take up less land than a traditional standalone home, compensated for by their height so you get more out of your budget (and better views). Terraces allow for separation of private and shared living spaces across multiple floors.



Duplex

A duplex is one of two terraced houses that share an adjoining wall. They have all the advantages of a standalone terraced home for a fraction of the price. Like the standalone terrace, they also allow for separation of private and shared living spaces across multiple floors.



Standalone

Standalone or detached homes are designed and built with young and larger families in mind. These homes are bigger than the higher-density homes available in Roskill, with a land area closer to that of a typical New Zealand suburban home, and generally include private outdoor backyards and living spaces.

KiwiBuild

Homes in the more affordable price range are a priority within the Mangere Development. Each builder partner is required to include KiwiBuild homes amongst their market homes within the Development. These homes will be available to purchase off the plan for eligible KiwiBuild buyers only. To find out more about KiwiBuild's eligibility requirements and application process, head to kiwibuild.govt.nz

Homestar Rating System

Each new home built as part of the Roskill Development must achieve a six Homestar rating or above. Homestar is an independent and industry-recognised standard of a building that is overseen and administered by the New Zealand Green Building Council. The rating system promotes the high-quality design and build of new residential homes ensuring they are warmer, drier, healthier and cheaper to run than a standard home built to the New Zealand building code.

To find out more about the Homestar rating system, head to nzgbc.org.nz/homestar

Roskill's Neighbourhoods

The Roskill Development area spans a large part of central Auckland, from Mt Albert in the north to Waikōwhai in the south, and from New Windsor in the west to Three Kings in the east. Over time, more than a dozen of Roskill's neighbourhoods will see redevelopment of their state housing. The first two neighbourhoods to get underway are Ōwairaka and Mt Roskill South.



Meet the Builder Partners

When you buy a new home as part of the Roskill Development you will be buying a home built by one of our builder partners. Each builder partner has been chosen based on their reputation and build quality, so you can feel reassured that your home will be built to high standards.



Jalcon believes that modern design and solid construction counts for nothing if the home's not a pleasure to live in. All the craft and attention to detail that they put into their homes is done with this in mind. When you work with Jalcon, they make sure you get a home built not just with brick, steel and glass, but with care and consideration too. Jalcon aims to match you with the perfect home for your life. With a range of houses for sale, finding the right home is just a matter of time

www.jalcon.co.nz



Mike Greer Homes has been building award-winning homes for over 25 years and have made it their life's work to create homes that are designed and built with purpose and passion. At Mike Greer Homes, they believe more is more. That's why they make every effort to exceed customer expectations and to create homes that stand the test of time in terms of both design and construction.

www.mikegreerhomes.co.nz



COMING SOON

Modul is the new kid on the block when it comes to prefabricated homes, brought to you by experienced developers, the Neilston Group. After 30 years in the business and 12 years of building affordable homes, the Neilston team is clear about what it takes to combine quality with affordability. Modul is leading-edge, offering you an innovative way to buy a home with the solid backing of Neilston's experience in construction and design.

Price List

For more information about the below-listed homes for sale, please contact the relevant builder partner.

Jalcon Homes

Contact: 0800 52 52 66

Email: sales@jalcon.co.nz

Website: www.jalcon.co.nz/theowairakacollection



Key for 'TYPE' Column (All figures are subject to change. Please contact builder directly for further information)

Duplex

D

Standalone

S

Levels

1, 2, 3, 4
S2 = Standalone, 2 levels

The Owairaka Collection

Neighbourhood	Address	Lot #	Type	Beds	Bath	Car	House Total (m ²)	Section Size (m ²)	List Price	Completion Date (Est)	
Owairaka	44 Stewart Rd (Lot 56)	1	S2	4	2.5	2	227	388	\$1,650,000	Nov 2021	Under Contract
Owairaka	16 Range View Rd (Lot 07A)	2	S2	3	2.5	1	145	360	\$1,299,000	Nov 2021	Under Contract

Mike Greer Homes

www.mikegreerhomes.co.nz

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David Wildish 021 385 300 dwildish@mikegreerhomes.co.nz
Gary Kirk 021 385 300 gkirk@mikegreerhomes.co.nz



Key for 'TYPE' Column (All figures are subject to change. Please contact builder directly for further information)

Walk-up

W

Duplex

D

Standalone

SA

Levels

1, 2, 3, 4
D1 = Duplex, 1 level

MORE HOMES COMING SOON!