



**Roskill
Development**

PUT YOURSELF IN THE CENTRE

Homes for Sale Price List

October 2022

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.

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 nsgbc.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.



Avant Group and Te Akitai Waiohau Investment Trust (a mana whenua iwi of Tamaki Makaurau) have formed a partnership known as Whare Tupu to build a number of Terraced homes over several sites in the Mt Roskill Development.



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.



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.



We believe everybody has the right to high quality healthy homes. We are a team of talented designers, engineers and project managers determined to deliver clever home solutions that address today's issues of environment, community, land supply and affordability.



Neilston Group Limited is an established Residential Building development and investment company. The driving force behind Neilston is management team with over 70 years' combined experience in property development and construction.



Property Partners is an integrated forward-thinking group of companies that work together to deliver a complete range of Property Development Services for our Corporate and Government clients.

We offer a streamlined and efficient service by bringing together a range of experts under one roof, including Architecture, Planning, Engineering, Construction, Project Management, and more.

Property Partners provide leadership and strategic direction, we share knowledge and opportunities, combined with innovation allows our team to offer the best possible advice and service for our clients.

As a result, we have a team that sees the big picture. Professionals who love to collaborate and whose focus is getting the best outcome possible. Partnering with each other, but most importantly, partnering with our clients.

Price List

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

Avant Group

Contact:

Karishma Singh 02102359083

Email: Karishma.singh@colliers.com

Website: www.temara.nz



Keri

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

Build Partner	BP		Terrace	T						
										T3 = Terrace with 3 levels
Neighbourhood	Address	Lot #	Type	Beds	Bath	Car	House Total (m ²)	Section Size (m ²)	List Price	Completion Date (Est)
RS-35A-F	11 Playfair Road	2	T3	3	2	1	101	78	\$1,050,000	Refer to BP
RS-35A-F	11 Playfair Road	7	T3	3	2	1	101	78	\$1,095,000	Refer to BP
RS-35A-F	11 Playfair Road	30	T3	3	2	1	101	97	\$1,125,000	Refer to BP

Whakato

Build Partner	BP		Terrace	T						
										T2 = Terrace with 2 levels T3 = Terrace with 3 levels
Neighbourhood	Address	Lot #	Type	Beds	Bath	Car	House Total (m ²)	Section Size (m ²)	List Price	Completion Date (Est)
RS-13D	61 Freeland Ave	3	T2	2	1	1	75	115	\$895,000	Refer to BP
RS-13D	61 Freeland Ave	7	T3	3	2	1	99.4	94	\$1,020,000	Refer to BP
RS-13D	61 Freeland Ave	8	T3	3	2	1	99.4	94	\$1,020,000	Refer to BP
RS-13D	61 Freeland Ave	23	T2	2	1	1	73.4	143	\$935,000	Refer to BP
RS-13D	61 Freeland Ave	24	T2	2	1	1	73.4	121	\$920,000	Refer to BP
RS-13D	61 Freeland Ave	25	T2	2	1	1	73.4	103	\$910,000	Refer to BP
RS-13D	61 Freeland Ave	30	T2	2	1	1	74	141	\$895,000	Refer to BP

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

		Walk-Up Apartments					Level 1, 2 and 3			
Neighbourhood	Address	Lot #	Type	Beds	Bath	Car	House Total (m ²)	Storage Locker	List Price	Completion Date (Est)
Owairaka OW022	83 Hendon Ave	PU21	L3	1	1	1	48.4	1	Price on application	Refer to BP
Owairaka OW022	83 Hendon Ave	PU4	L1	2	1	1	66	1	Price on application	Refer to BP
Owairaka OW022	83 Hendon Ave	PU8	L2	2	1	1	66	1	Price on application	Refer to BP
Owairaka OW022	83 Hendon Ave	PU12	L3	2	1	1	66	1	Price on application	Refer to BP

Property Partners

Contact: Ty Jones: 021 448 780

Email: ty@propertypartners.co.nz

Website: www.hendonave.co.nz



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

Build Partner	BP	Apartments					Levels	Ground, 1, 2		
Neighbourhood	Address	Lot #	Type	Beds	Bath	Car	House Total (m ²)	Outdoor Area (m ²)	List Price	Completion Date (Est)
Owairaka	71 Hendon Ave	4G		2	1	Optional	61.6	5.1	Enquires from \$795,000	Refer to BP
Owairaka	71 Hendon Ave	5G		2	1	Optional	61.6	5.1	Enquires from \$795,000	Refer to BP
Owairaka	71 Hendon Ave	202		2	1	Optional	61.6	5.1	Enquires from \$795,000	Refer to BP

Neilston Homes

Contact:

Jim Rodgers: 021 832075

Email: jim@neilstonhomes.co.nz

Website: www.neilstonhomes.co.nz



Owairaka

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

Build Partner	BP		Terrace			T				T2 = Terrace with 2 levels
Neighbourhood	Address	Lot #	Type	Beds	Bath	Car	House Total (m ²)	Section Size (m ²)	List Price	Completion Date (Est)
Owairaka OW005	5A Range View Road	1	T2	3	1.5	1	99	109	\$1,174,000	Refer to BP
Owairaka OW005	7C Range View Road	8	T2	3	1.5	1	99	155	\$1,194,000	Refer to BP

Roskill South

Build Partner	BP		Terrace			T				T2 T3 = Terrace with 2 levels
Neighbourhood	Address	Lot #	Type	Beds	Bath	Car	House Total (m ²)	Section Size (m ²)	List Price	Completion Date (Est)
Roskill South RS15D	21C Freeland Ave	20	T2	3	1.5	1	99	138	\$950,000	Refer to BP
Roskill South RS15D	19A Freeland Ave	25	T2	3	1.5	1	99	161	\$950,000	Refer to BP
Roskill South RS15GH	10 Kallu Cres	5	T2	3	1.5	1	99	232	\$1,225,000	Nov 2022
Roskill South RS25	47 Freeland Ave	5	T2	3	1.5	1	99	115	\$1,095,500	Dec 2022

Neilston Homes

Contact:

Jim Rodgers: 021 832075

Email: jim@neilstonhomes.co.nz

Website: www.neilstonhomes.co.nz



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

Build Partner	BP	Terrace	T	Levels	Ground and 1st Floor						
Neighbourhood	Address	Lot #	Type	Beds	Bath	Car	House Total (m ²)	Section Size (m ²)	List Price	Completion Date (Est)	
Roskill South RS15D	23 Freeland Ave	2	T2	3	2	1	99	93	\$860,000	Sold	
Roskill South RS15D	23 Freeland Ave	3	T2	3	1	1	99	93	\$860,000	Sold	
Roskill South RS15D	23 Freeland Ave	4	T2	3	1	1	99	93	\$860,000	Sold	
Roskill South RS15D	23 Freeland Ave	5	T2	3	2	1	99	93	\$860,000	Under Contract	
Roskill South RS15D	23 Freeland Ave	7	T2	3	2	1	99	140	\$860,000	Under Contract	
Roskill South RS15D	23 Freeland Ave	8	T2	3	2	1	99	93	\$860,000	Refer to BP	
Roskill South RS15D	23 Freeland Ave	9	T2	3	2	1	99	93	\$860,000	Sold	
Roskill South RS15D	23 Freeland Ave	10	T2	3	2	1	99	93	\$860,000	Sold	
Roskill South RS15D	23 Freeland Ave	11	T2	3	2	1	99	93	\$860,000	Sold	
Roskill South RS15D	23 Freeland Ave	14	T2	3	2	1	99	96	\$860,000	Refer to BP	
Roskill South RS15D	23 Freeland Ave	17	T2	3	1.5		99	98	\$860,000	Under Contract	
Roskill South RS15D	23 Freeland Ave	18	T2	3	1.5		99	106	\$860,000	Under Contract	
Roskill South RS15D	23 Freeland Ave	21	T2	3	1.5		99	102	\$860,000	Refer to BP	
Roskill South RS15D	23 Freeland Ave	22	T2	3	1.5		99	102	\$860,000	Sold	
Roskill South RS15D	23 Freeland Ave	23	T2	3	1.5		99	102	\$860,000	Sold	
Roskill South RS15D	23 Freeland Ave	24	T2	3	1.5		99	102	\$860,000	Under Contract	

