

# ***HOMES FOR SALE PRICE LIST***

18 Mar 2023



**Kāinga Ora**  
Homes and Communities



**Roskill Development**  
PUT YOURSELF AT THE CENTRE

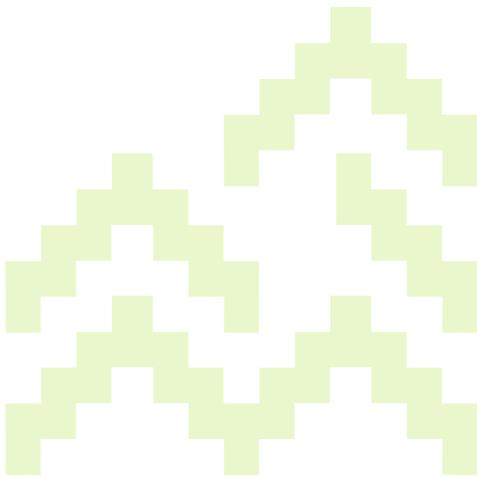
# WELCOME TO ROSKILL

***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.

Visit us at our Roskill Development Information Centre at 142 May Road - open Wednesday to Saturday, 10am to 4pm. Or the Ōwairaka Info Cube located at 80 Hendon Ave, open Thursday & Saturday, 10am to 4pm.



**PUT  
YOURSELF  
IN THE  
CENTRE**



**Roskill  
Development**

# 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).

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## ***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.

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## ***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.

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## ***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 [nzgbc.org.nz/homestar](http://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 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 Waiohua 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.



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.



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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.



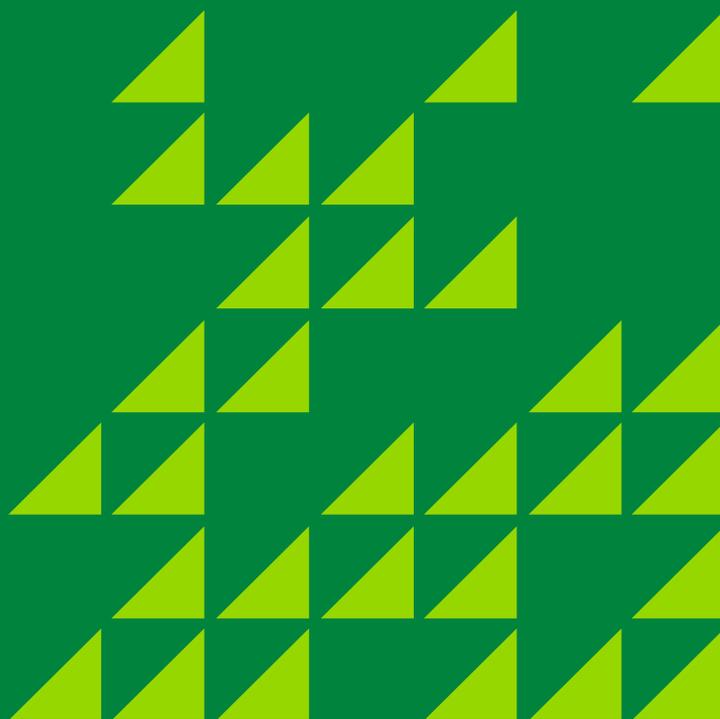
Mike Greer Homes has been building award-winning homes for over 25 years and have made it their life's work to create homes that are designed and built with purpose and passion. At Mike Greer Homes, they believe more is more. That's why they make every effort to exceed customer expectations and to create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



Flip 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 todays issues of environment, community, land supply and affordability.

# ***PRICE LIST***

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



Contact: Karishma Singh

Phone: 0210 235 9083

Email: [Karishma.singh@colliers.com](mailto:Karishma.singh@colliers.com)

Website: [www.temara.nz](http://www.temara.nz)

## Freeland Ave - Roskill

All figures are subject to change.

Please contact builder partner (BP) directly for further information.

Terrace <b>T</b>		Levels <b>2 and 3</b>		Help <b>T2, T3 = Terrace with 2 or 3 levels</b>						
Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	House Total (m2)	Section Size (m2)	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

## Playfair Road - Roskill

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Please contact builder partner (BP) directly for further information.

Terrace <b>T</b>		Levels <b>3</b>		Help <b>T3 = Terrace with 3 levels</b>						
Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	House Total (m2)	Section Size (m2)	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

## Jalcon Homes



Contact: Denise Gale

Phone: 0800 52 52 66

Email: [sales@jalcon.co.nz](mailto:sales@jalcon.co.nz)

Website: [www.jalcon.co.nz/theowairakacollection](http://www.jalcon.co.nz/theowairakacollection)

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Please contact builder partner (BP) directly for further information.

### Walkup Appartment **WA**

### Levels **1,2 and 3**

Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	House Total (m2)	Storage Locker	List Price	Completion Date (Est)
Owairaka OW022	83 Hendon Ave			2	1	1	65.9	1	Price on application	Q1 2023
Owairaka OW022	83 Hendon Ave			3	2	2	88.2	1	Price on application	Q1 2023
Owairaka OW022	83 Hendon Ave			1	1	1	48.4	1	\$650,000	Q1 2023

## Jalcon Homes

Contact: Denise Gale

Phone: 0800 52 52 66

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Website: [www.jalcon.co.nz/theowairakacollection](http://www.jalcon.co.nz/theowairakacollection)



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### Walkup Appartment **WA**

Neighbourhood	Address	Lot#	Type	Beds	Bath	House Total (m2)	Storage Locker	List Price	Completion Date (Est)
Owairaka OW022	83 Hendon Ave	PU2		1	1	48.4	1	\$550,000	End of Q1 2023
Owairaka OW22	83 Hendon Ave	PU6		1	1	48.4	1	\$550,000	End of Q1 2023
Owairaka OW22	83 Hendon Ave	PU13		1	1	48.4	1	\$550,000 <b>SOLD</b>	End of Q1 2023
Owairaka OW22	83 Hendon Ave	PU17		1	1	48.4	1	\$550,000	End of Q1 2023
Owairaka OW22	83 Hendon Ave	PU16		1	1	48.4	1	\$550,000	End of Q1 2023
Owairaka OW22	83 Hendon Ave	PU20		1	1	48.4	1	\$550,000	End of Q1 2023

## Mike Greer Homes



Contact: Trish Day

Phone: 027 561 6556

Email: [TDay@mikegreerhomes.co.nz](mailto:TDay@mikegreerhomes.co.nz)

Website: <https://www.mikegreerhomes.co.nz/homes-for-sale/profile/3427>

### Owairaka

All figures are subject to change.

Please contact builder partner (BP) directly for further information.

#### Apartment A

Neighbourhood	Address	Apt#	Type	Beds	Bath	Car	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
Owairaka	51-55 Range View Road	16		1	1	1	57	0	\$619,000	June 2023

## Neilston Homes

Contact: Jim Rodgers

Phone: 021 832 075

Email: [jim@neilston.co.nz](mailto:jim@neilston.co.nz)

Website: [www.neilstonhomes.co.nz](http://www.neilstonhomes.co.nz)



## Owairaka

All figures are subject to change.

Please contact builder partner (BP) directly for further information.

Terrace T		Levels 2		Help T2 = Terrace with 2 levels						
Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Owairaka OW005	5A Range View Road	1	T2	3	1.5	1	99	136	\$1,174,000	Refer to BP
Owairaka OW005	7C Range View Road	8	T2	3	1.5	1	99	146	\$1,194,000	Refer to BP

## Roskill South

All figures are subject to change.

Please contact builder partner (BP) directly for further information.

Terrace T		Levels 2		Help T2 = Terrace with 2 levels						
Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
RS-15GH	9 Koteru Road	5	T2	3	2	1	99	268	Price by negotiation	Completed

## Neilston Homes

Contact: Jim Rodgers

Phone: 021 832 075

Email: [jim@neilston.co.nz](mailto:jim@neilston.co.nz)

Website: [www.neilstonhomes.co.nz](http://www.neilstonhomes.co.nz)



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Terrace <b>T</b>		Levels <b>2</b>		Help <b>T2 = Terrace with 2 Level</b>						
Neighbourhood	Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
RS-15D	23 Freeland Ave	6	T2	3	2	1	99	93	\$860,000	Refer to BP
RS-15D	23 Freeland Ave	20	T2	3	1.5	1	99	120	\$860,000	Refer to BP
RS-15D	23 Freeland Ave	25	T2	3	1.5	1	99	120	\$860,000 <b>UNDER CONTRACT</b>	Refer to BP

## Property Partners



Contact: Ty Jones

Phone: 021 448 780

Email: [ty@propertypartners.co.nz](mailto:ty@propertypartners.co.nz)

Website: [www.hendonave.co.nz](http://www.hendonave.co.nz)

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Please contact builder partner (BP) directly for further information.

Apartment A		Levels 2 and AG			Help G = Ground level, L2 = Level 2					
Neighbourhood	Address	Apt#	Type	Beds	Bath	Car	House Total (m2)	Outdoor Area (m2)	List Price	Completion Date (Est)
Owairaka	71 Hendon Ave	4G	G	2	1	Optional	61.6	5.1	Enquires from \$730.000	Refer to BP
Owairaka	71 Hendon Ave	5G	G	2	1	Optional	61.6	5.1	Enquires from \$730.000	Refer to BP
Owairaka	71 Hendon Ave	202	L2	2	1	Optional	61.6	5.1	Enquires from \$730.000	Refer to BP