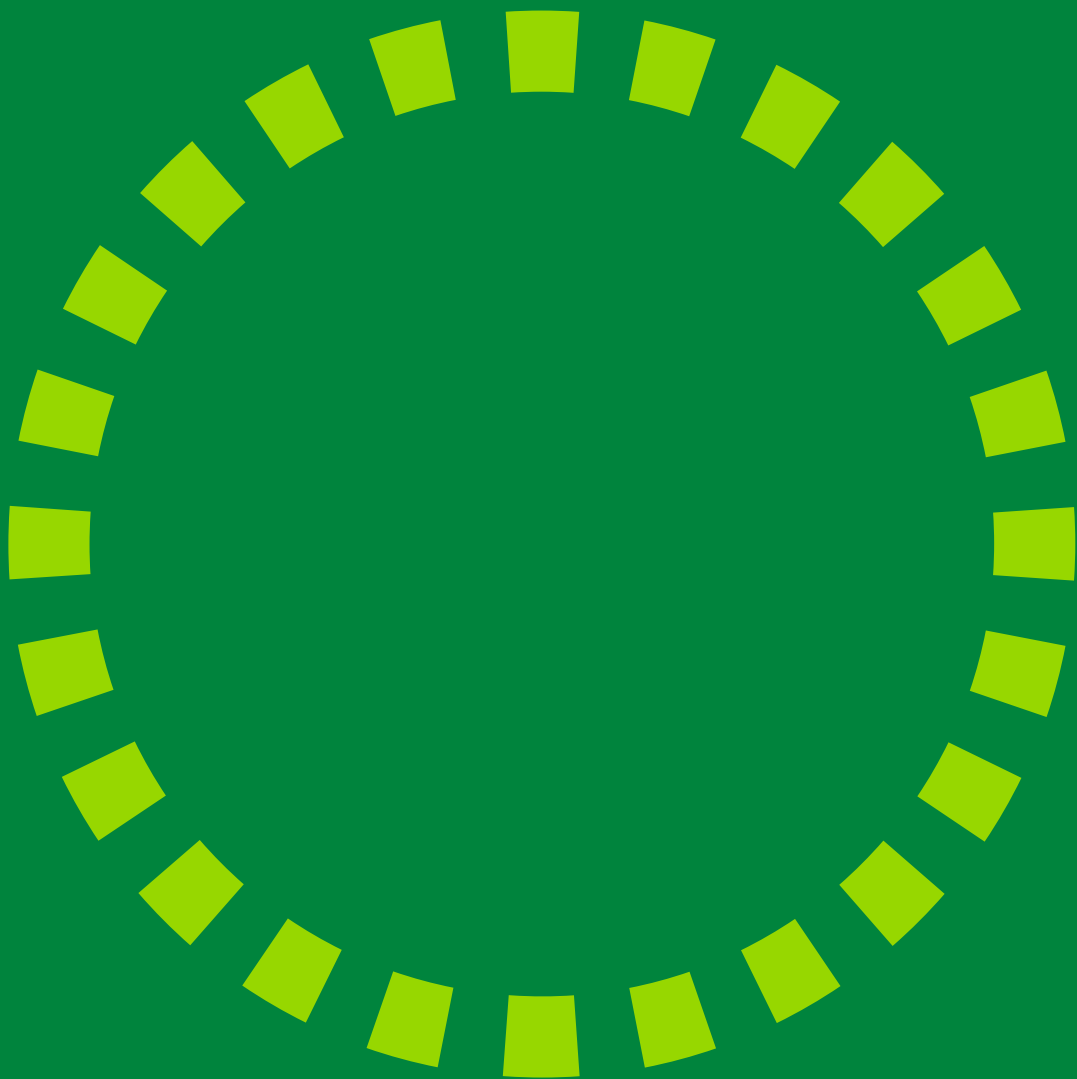


HOMES FOR SALE PRICE LIST

27 Jul 2024



Kāinga Ora
Homes and Communities



Roskill Development
PUT YOURSELF AT THE CENTRE

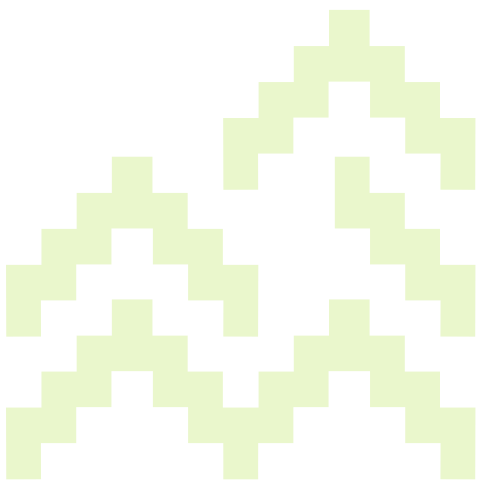
WELCOME TO ROSKILL

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).

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 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 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.



Field Homes are passionate about creating affordable, sustainable, and socially responsible housing solutions that benefit communities. Their commitment to innovation and design excellence has earned them a reputation as a trusted partner for many Kiwis. They have an extensive portfolio of projects, including standalone homes, terraced housing and 3 storey walk ups. They prioritise efficient resource management and continuously seek better planning and delivery strategies with every build.



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 today's issues of environment, community, land supply and affordability.



Jalcon have been bringing joy to new home owners and building beautiful neighbourhoods across Auckland for almost 30 years. Right now, they are building architecturally designed 1, 2 and 3 bedroom apartments in Ōwairaka. Visit the Jalcon Homes display apartment at 87 Hendon Avenue, Ōwairaka. Open Thursday – Sunday, 11am – 3pm, or by appointment.



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.



Neilston Homes is built on the idea that all New Zealanders should have a chance to connect with a little piece of our beautiful country. A place to raise a family and call their own. That's why our homes are built to be modern, affordable, sustainable and to a quality Kiwi's expect.



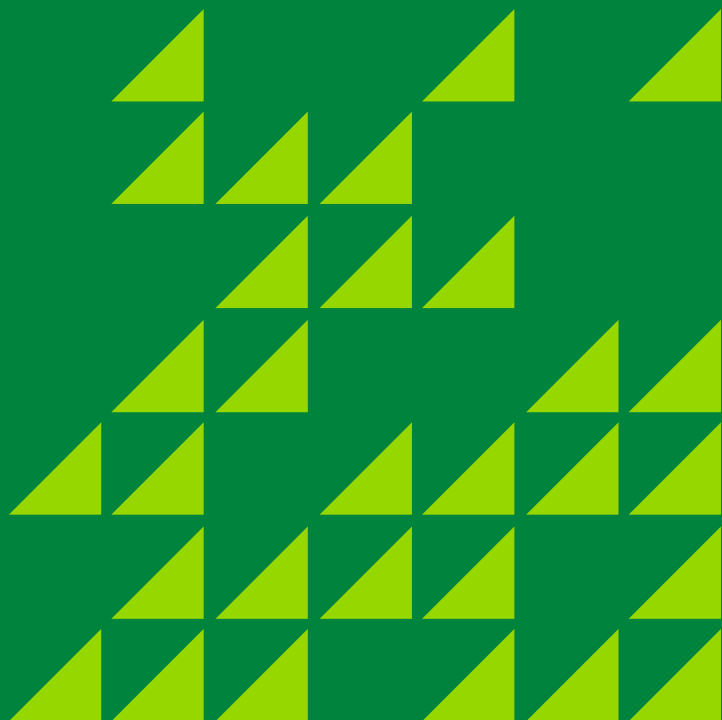
Property Partners is an integrated forward thinking group of companies that work together to deliver a complete range of Property Development Services for our Corporate and Government clients. We offer a streamlined and efficient service by bringing together a range of experts under one roof, including Architecture, Planning, Engineering, Construction, Project Management, and more.



30 years Stonewood Homes have been building beautiful, quality homes for Kiwi families with our design range rated number one amongst our peers. Since opening our doors in 1987 we have built more than 8,000 homes for Kiwi families. Our award winning Showhomes bears testimony to our commitment to understanding our customers' needs and delivering excellence.

PRICE LIST

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



Contact: Joanne Speir
Phone: 021 107 0620
Email: joanne.speir@colliers.com

Contact: Duncan Macdonald
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Email: duncan.macdonald@colliers.com

Website: <https://www.temara.nz/>

Avant - Keri - RS35A-F

All figures are subject to change. Please contact build partner (BP) directly for further information.

Terrace <i>T</i>		Levels <i>2 and 3</i>					Help <i>Terrace with 2 or 3 levels</i>			
Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Roskill South	9B Playfair Road	2	T3	3	2	1	100	78	\$860,000	Completed - Refer to Build Partner
Roskill South	9D Playfair Road	4	T3	3	2	1	100	78	\$860,000 UNDER CONTRACT	Completed - Refer to Build Partner
Roskill South	11B Playfair Road	7	T3	3	2	1	100	78	\$860,000 SOLD	Completed - Refer to Build Partner
Roskill South	13 Pataka Way	17	T3	3	2	1	100	79	\$860,000	Completed - Refer to Build Partner
Roskill South	44A Sanft Avenue	23	T2	4	2.5	1	94	161	\$925,000 UNDER CONTRACT	Completed - Refer to Build Partner
Roskill South	8 Pataka Way	28	T2	2	1	1	72	72	\$760,000 SOLD	Completed - Refer to Build Partner
Roskill South	11 Playfair Road	29	T2	4	2.5	1	94	126	\$925,000	Completed - Refer to Build Partner

Avant - Hauhake - RS36A

All figures are subject to change. Please contact build partner (BP) directly for further information

Terrace <i>T</i>		Levels <i>3</i>					Help <i>Terrace with 3 levels</i>			
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Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Roskill South	14 Puhua Lane	11	T3	3	2	1	96	145	\$925,000	Completed - Refer to Build Partner
Roskill South	3 Vercoe Street	19	T3	4	2	1	104	116	\$959,000 SOLD	Completed - Refer to Build Partner

FLiP Homes

Contact: Paul Swift

Phone: 021 328 715

Email: paul@fliphomes.nz

Website: <https://fliphomes.nz/>



Roskill South - RS-35D

All figures are subject to change. Please contact builder partner (BP) directly for further information.

Terrace, Standalone and Duplex **TSA DPLX**

Levels **T and DPLX**

Neighbourhood	Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Roskill South	34 Sanft Ave	1	Terrace	2	1.5	1	76	96	\$789,000	September 2025
Roskill South	34 Sanft Ave	3	Terrace	2	1.5	1	76	96	\$789,000	September 2025
Roskill South	34 Sanft Ave	4	Duplex	3	1.5	1	100	97	\$960,000	September 2025
Roskill South	34 Sanft Ave	5	Duplex	3	1.5	1	100	122	\$960,000	September 2025
Roskill South	34 Sanft Ave	15	Duplex	2	1.5	1	76	133	\$860,000	September 2025
Roskill South	34 Sanft Ave	16	Duplex	2	1.5	1	76	122	\$860,000	September 2025
Roskill South	34 Sanft Ave	17	Duplex	3	1.5	1	100	123	\$960,000	September 2025
Roskill South	34 Sanft Ave	18	Duplex	3	1.5	1	100	137	\$960,000	September 2025
Roskill South	34 Sanft Ave	19	Duplex	2	1.5	1	76	92	\$860,000	September 2025
Roskill South	34 Sanft Ave	20	Duplex	2	1.5	1	76	96	\$860,000	September 2025

Contact: Denise Gale

Phone: 0800 52 52 66

Email: sales@jalcon.co.nz

Website: www.jalcon.co.nz/theowairakacollection

The Owairaka Collection - OW023

All figures are subject to change. Please contact builder partner (BP) directly for further information.

Display apartment located at 87 Hendon Avenue, Owairaka (Mt Albert) - Open Thursday to Sunday, 11am - 3pm or by appointment

Terrace and Standalone **T SA**

Levels **2 and SA**

Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Owairaka	89 Hendon Ave	1	T2	3	1	1	95	117	Price on application	Refer Build Partner
Owairaka	89 Hendon Ave	2	T2	2	1	1	75	68	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	3	T2	2	1	1	75	68	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	4	T2	2	1	1	75	68	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	5	T2	2	1	1	75	67	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	6	T2	2	1	1	75	70	- UNDER CONTRACT	Refer to Build Partner
Owairaka	89 Hendon Ave	7	T2	2	1	1	75	78	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	8	T2	3	1	1	95	158	- UNDER CONTRACT	Refer to Build Partner
Owairaka	89 Hendon Ave	9	T2	3	1	1	95	105	Price on application UNDER CONTRACT	Refer to Build Partner
Owairaka	89 Hendon Ave	10	T2	2	1	1	75	67	Price on application	Refer to Build Partner

Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Owairaka	89 Hendon Ave	11	T2	2	1	1	75	67	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	12	T2	2	1	1	75	67	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	13	T2	2	1	1	75	66	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	14	T2	2	1	1	75	66	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	15	T2	2	1	1	75	66	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	16	T2	2	1	1	75	66	- UNDER CONTRACT	Refer to Build Partner
Owairaka	89 Hendon Ave	17	T2	3	1	1	95	102	- UNDER CONTRACT	Refer to Build Partner
Owairaka	89 Hendon Ave	18	T2	3	1	1	95	112	- UNDER CONTRACT	Refer to Build Partner
Owairaka	89 Hendon Ave	19	T2	2	1	1	75	73	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	20	T2	2	1	1	75	73	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	21	T2	2	1	1	75	73	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	22	T2	2	1	1	75	73	- UNDER CONTRACT	Refer to Build Partner
Owairaka	89 Hendon Ave	23	T2	2	1	1	75	88	Price on application SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	24	SA	3	2	2	97	140	- UNDER CONTRACT	Refer to Build Partner

Contact: Denise Gale
Phone: 0800 52 52 66
Email: sales@jalcon.co.nz

Website: www.jalcon.co.nz/theowairakacollection

Owairaka Collection - OW022

All figures are subject to change.
 Please contact builder partner (BP) directly for further information.

Display apartment located at 87 Hendon Avenue, Owairaka (Mt Albert) - Open Thursday to Sunday, 11am - 3pm or by appointment

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	87 Hendon Ave			1	1	1	48.4	1	\$650,000	Completed
Owairaka	87 Hendon Ave	PU19		2	1	1	66	1	\$760,000	Completed
Owairaka	87 Hendon Ave			2	1	1	65.9	1	Price on application	Completed
Owairaka	87 Hendon Ave	PU15		2	1	1	66	1	- UNDER CONTRACT	Completed

Contact: Trish Day

Contact: David Wildish

Phone: 027 561 6556

Phone: 021 358 300

Email: TDay@mikegreerhomes.co.nz

Email: DWildish@mikegreerhomes.co.nz

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

Roskill South - RS33B & 37C

All figures are subject to change.

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

Terrace, Standalone and Duplex **TSA DPLX**

Levels **SA and DPLX**

Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Roskill South	11 Baitul Lane	15	Standalone	3	2.5	1	1	129.1	261.4	\$1,249,000	Refer to Build Partner
Roskill South	4 Baitul Lane	18	Duplex	3	2.5		1	113.5	150.1	\$1,089,000	Refer to Build Partner
Roskill South	6 Baitul Lane	19	Duplex	3	2.5		1	113.5	150.1	\$1,089,000	Refer to Build Partner
Roskill South	8 Baitul Lane	20	Duplex	3	2.5		1	113.5	150.1	\$1,089,000	Refer to Build Partner
Roskill South	12 Baitul Lane	22	Duplex	3	2.5		1	113.5	166.1	\$1,089,000	Refer to Build Partner
Roskill South	12 Sanft Avenue	23	Duplex	3	2.5		1	112.5	222	\$1,129,000	Refer to Build Partner
Roskill South	14 Sanft Avenue	24	Duplex	3	2.5		1	112.5	181.9	\$1,129,000	Refer to Build Partner
Roskill South	16 Sanft Avenue	25	Duplex	3	2.5		1	112.5	181.8	\$1,129,000	Refer to Build Partner

Contact: Trish Day**Contact:** David Wildish**Phone:** 027 561 6556**Phone:** 021 358 300**Email:** TDay@mikegreerhomes.co.nz**Email:** DWildish@mikegreerhomes.co.nz**Website:** <https://www.mikegreerhomes.co.nz/homes-for-sale/>**Owairaka - OW14B & 14C**

All figures are subject to change.

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

Terrace, Standalone and Duplex <i>TSA DPLX</i>							Levels <i>DPLX</i>			Help 2
Neighbourhood	Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Owairaka	39 Range View Road	2	Duplex	2	1	1	94	155	\$1,060,000	Refer to Build Partner
Owairaka	39 Range Veiw Road	1	Duplex	2	1	1	92	253	\$1,060,000	Refer to Build Partner

Neilston Homes

Contact: Jim Rodgers

Phone: 021 832 075

Email: jim@neilston.co.nz

Website: www.neilstonhomes.co.nz



Roskill South - RS15F - The Balfron

All figures are subject to change.

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

Terrace T		Levels 2				Help Terrace with 2 levels				
Neighbourhood	Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Roskill South	12 Balfron Avenue	9	T2	3	1.5	1	99	172	- SOLD	Refer to Build Partner
Roskill South	12 Balfron Avenue	10	T2	3	1.5	1	99	128	\$895,000 UNDER CONTRACT	Refer to Build Partner
Roskill South	12 Balfron Avenue	12	T2	3	1.5	1	99	129	- SOLD	Refer to Build Partner
Roskill South	12 Balfron Avenue	15	T2	3	1.5	1	99	155	- SOLD	Refer to Build Partner

Property Partners



Contact: Ty Jones

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Email: ty@propertypartners.co.nz

Website: www.hendonave.co.nz

Owairaka

All figures are subject to change.

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	1	61.6	5.1	Enquires from \$750,000	Refer to Build Partner
Owairaka	71 Hendon Ave	5G	G	2	1	Optional	61.6	5.1	Enquires from \$730,000	Refer to Build Partner

Stonewood Homes



Contact: Savannah Zhang

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Email:

savannah.zhang@stonewoodgroup.co.nz

Website: www.stonewood.co.nz

Rangatahi Ridge - RS-09

All figures are subject to change.

Please contact builder partner (BP) directly for further information

Terrace **T**

Levels **2**

Neighbourhood	Address	Lot#	Type	Beds	Bath	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Roskill South	7 Youth Street	1	T2	3	2.5	88.6	191	\$1,150,000	Refer to Build Partner
Roskill South	7 Youth Street	2	T2	3	2.5	88.6	182	\$1,150,000	Refer to Build Partner

Roseman Development - RS-14

All figures are subject to change.

Please contact builder partner (BP) directly for further information

Terrace **T**

Levels **2**

Neighbourhood	Address	Lot#	Type	Beds	Bath	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Roskill South	14 Roseman Avenue	38	T2	3	2.5	117.7	189	\$1,150,000	Refer to Build Partner
Roskill South	14 Roseman Avenue	39	T2	3	2.5	118.4	121	\$1,150,000	Refer to Build Partner
Roskill South	14 Roseman Avenue	40	T2	3	2.5	117.7	156	\$1,150,000	Refer to Build Partner
Roskill South	14 Roseman Avenue	43	T2	2	1.5	78.4	125	\$915,000	Refer to Build Partner
Roskill South	14 Roseman Avenue	44	T2	3	2.5	123.2	232	\$1,200,000	Refer to Build Partner

Stonewood Homes



Contact: Savannah Zhang

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savannah.zhang@stonewoodgroup.co.nz

Website: <https://www.stonewood.co.nz/>



Roskill South - Roseman Avenue - RS-14

All figures are subject to change.

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

Terrace **T**

Levels **2**

Neighbourhood	Address	Lot#	Type	Beds	Bath	House Total (m ²)	Section Size (m ²)	List Price	Completion Date (Est)
Roskill South	14 Roseman Avenue	41	T2	2	1.5	78.4	120	\$760,000	Refer to Build Partner
Roskill South	14 Roseman Avenue	42	T2	2	1.5	76.8	90	\$760,000	Refer to Build Partner

Roskill South - Rangatahi Ridge - RS 09

All figures are subject to change.

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

Terrace **T**

Levels **2**

Neighbourhood	Address	Lot#	Type	Beds	Bath	House Total (m ²)	Section Size (m ²)	List Price	Completion Date (Est)
Roskill South	7 Youth Street	3	T2	2	1.5	78.3	114	\$760,000	Refer to Builder Partner
Roskill South	7 Youth Street	4	T2	2	1.5	75.7	105	\$760,000	Refer to Builder Partner

Your eligibility for KiwiBuild will need to be current at the time you make an offer. You can start your application online. Note that applications can take up to five working days to process.

If you have any questions about the eligibility process, get in touch with the KiwiBuild Team on 0508 935 266 or email applications@kiwibuild.govt.nz.