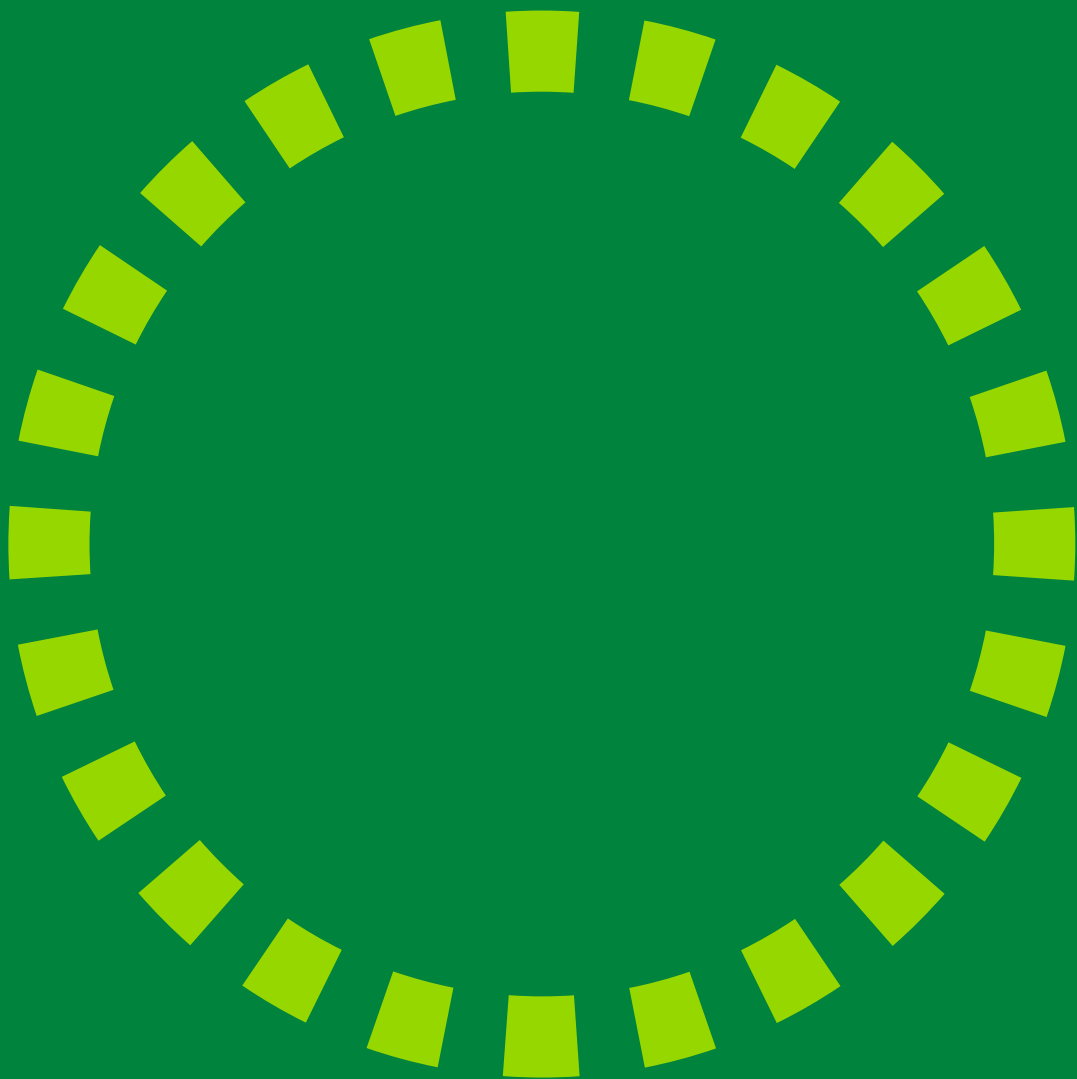


HOMES FOR SALE PRICE LIST

26 Mar 2025



Kāinga Ora
Homes and Communities



Roskill Development
PUT YOURSELF AT THE CENTRE

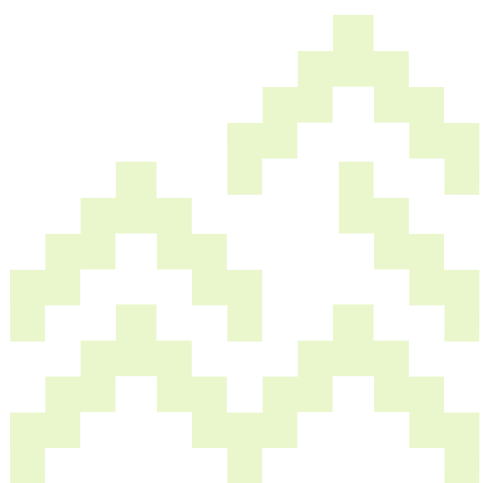
WELCOME TO ROSKILL

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 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.



Built for Me believe buying a home should be within reach for more New Zealanders. Their homes are crafted to provide lasting quality, combining functionality, comfort, and thoughtful design. Built for Me has a partnership with Pro Fund Me, an organisation that provides innovative financial solutions that make homeownership more accessible by offering low-interest loans to ease the burden on buyers. You can secure your Built for Me home with a 1% pa interest loan fixed for 30 years, on 10% of your home and land purchase price.



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 todays 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 30 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.



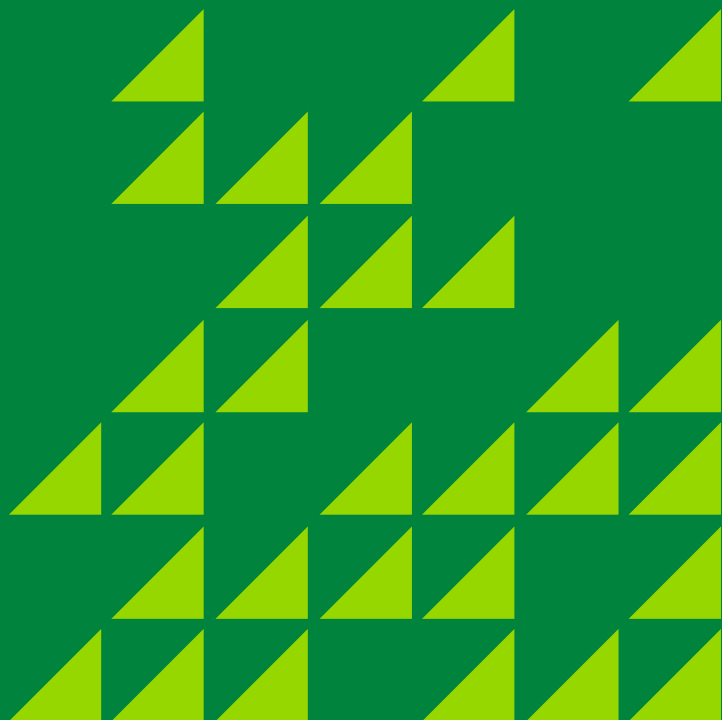
Neilston Homes is built on the idea that all New Zealanders should have a chance to connect with a little piece of our beautiful country. A place to raise a family and call their own. That's why our homes are built to be modern, affordable, sustainable and to a quality Kiwi's expect.



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: Chao Lim

Phone: 021 02846381

Email: chao.lim@colliers.com
Website: <https://www.temara.nz/>
Contact: Banson Chong

Phone: 021 0284 6381

Email: banson.chong@raywhite.com

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	13 Pataka Way	17	T3	3	2	1	100	79	\$825,000	Completed

Rui - RS15I

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

Terrace <i>T</i>		Levels <i>2</i>			Help <i>Terrace with 2 levels</i>					
Neighbourhood	Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Roskill South	1/25 Freeland Ave	1	T2	2	1	1	74	94	\$790,000	Completed
Roskill South	2/25 Freeland Ave	2	T2	2	1	1	74	81	\$760,000	Completed
Roskill South	6/25 Freeland Ave	3	T2	2	1	1	74	84	\$760,000 UNDER CONTRACT	Completed
Roskill South	7/25 Freeland Ave	4	T2	2	1	2	74	119	\$832,000	Completed
Roskill South	5/25 Freeland Ave	5	T2	3	2.5	1	104	133	\$995,000	Completed
Roskill South	4/25 Freeland Ave	6	T2	3	1.5	1	93	80	- SOLD	Completed

Neighbourhood	Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Roskill South	2 Balfron Ave	8	T2	3	2.5	1	104	94	\$975,000	Completed

Contact: Banson Chong

Phone: 021 163 9939

Email: banson.chong@raywhite.com

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

Whakato - RS13D

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	30c Kallu Crescent	11	T2	2	1	1	69	103	- UNDER CONTRACT	Completed
Roskill South	30 Kallu Crescent	12	T2	2	1	1	69	71	\$760,000	Completed
Roskill South	26B Kallu Crescent	16	T2	2	1	1	69	71	\$760,000	Completed
Roskill South	26a Kallu Crescent	17	T2	2	1	1	69	97	\$760,000	Completed

Field Homes

Contact: Kevin Tian

Phone: 021 0241 0368

Email: kevin@fieldhomes.co.nz

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

Contact: Kavina Yu

Phone: 021 135 4990

Email: kavina@fieldhomes.co.nz



Owairaka - OW025

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

Terrace <i>T</i> Levels 2 Help <i>Terrace with 2 levels</i>											
Neighbourhood	Address	Lot#	Type	Beds	Study	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Owairaka	2B Olympus Street	1	T2	2		1.5	1	83	122	- SOLD	Completed
Owairaka	2A Olympus Street	2	T2	2		1.5	1	83	92	Price on application	Completed
Owairaka	68C Hendon Avenue	3	T2	3	1	2.5	1	117	113	\$1,059,000	Completed
Owairaka	68B Hendon Avenue	4	T2	3	1	2.5	1	117	113	- SOLD	Completed
Owairaka	68A Hendon Avenue	5	T2	4		2.5	1	134	184	- SOLD	Completed

FLiP Homes

Contact: Jeremy Claridge

Phone: 027 253 9819

Email: jeremy@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 <i>T SA DPLX</i>							Levels <i>T and DPLX</i>			
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

Owairaka Collection - OW022

All figures are subject to change.

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

Display apartment located at 89 Hendon Avenue, Owairaka (Mt Albert) - Open Wednesday to Sunday, 1pm - 3pm or by appointment

Walkup Apartment WA							Levels 1,2 and 3			
Neighbourhood	Address	Lot#	Type	Beds	Bath	Car	House Total (m2)	Storage Locker	List Price	Completion Date (Est)
Owairaka	81-83 Hendon Ave	PU9		2	1	1	66	1	- SOLD	Completed
Owairaka	81-83 Hendon Ave	PU10		1	1	1	48	1	- SOLD	Completed
Owairaka	81-83 Hendon Ave	PU15		2	1	1	66	1	- SOLD	Completed
Owairaka	81-83 Hendon Ave	PU19		2	1	1	66	1	- SOLD	Completed

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 89 Hendon Avenue, Owairaka (Mt Albert) - Open Wednesday to Sunday, 1pm - 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	- SOLD	Refer Build Partner
Owairaka	89 Hendon Ave	2	T2	2	1	1	75	68	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	3	T2	2	1	1	75	68	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	4	T2	2	1	1	75	68	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	5	T2	2	1	1	75	67	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	6	T2	2	1	1	75	70	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	7	T2	2	1	1	75	78	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	8	T2	3	1	1	95	158	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	9	T2	3	1	1	95	105	Price on application	Refer to Build Partner
Owairaka	89 Hendon Ave	10	T2	2	1	1	75	67	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	11	T2	2	1	1	75	67	\$749,000	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	12	T2	2	1	1	75	67	\$749,000	Refer to Build Partner
Owairaka	89 Hendon Ave	13	T2	2	1	1	75	66	\$749,000	Refer to Build Partner
Owairaka	89 Hendon Ave	14	T2	2	1	1	75	66	\$749,000	Refer to Build Partner
Owairaka	89 Hendon Ave	15	T2	2	1	1	75	66	\$749,000	Refer to Build Partner
Owairaka	89 Hendon Ave	16	T2	2	1	1	75	66	\$749,000	Refer to Build Partner
Owairaka	89 Hendon Ave	17	T2	3	1	1	95	102	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	18	T2	3	1	1	95	115	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	19	T2	2	1	1	75	73	\$749,000	Refer to Build Partner
Owairaka	89 Hendon Ave	20	T2	2	1	1	75	73	\$749,000	Refer to Build Partner
Owairaka	89 Hendon Ave	21	T2	2	1	1	75	73	- UNDER CONTRACT	Refer to Build Partner
Owairaka	89 Hendon Ave	22	T2	2	1	1	75	73	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	23	T2	2	1	1	75	88	- SOLD	Refer to Build Partner
Owairaka	89 Hendon Ave	24	SA	3	2	2	97	140	- SOLD	Refer to Build Partner

Contact: John Glover

Phone: 021 557 595

Email: John.Glover@mikegreerhomes.co.nzWebsite: <https://www.mikegreerhomes.co.nz/homes-for-sale/>

Contact: James Sayer

Phone: 021 121 9840

Email: jsayer@mikegreerhomes.co.nz**Roskill South - RS33B & 37C**

All figures are subject to change.

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

Terrace, Standalone and Duplex <i>T SA DPLX</i>								Levels <i>SA and DPLX</i>			
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	2 Baitul Lane	17	Duplex	3	2.5	1		113.5	160.6	\$1,089,000	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: John Glover

Phone: 021 557 595

Email: John.Glover@mikegreerhomes.co.nzWebsite: <https://www.mikegreerhomes.co.nz/homes-for-sale/>

Contact: James Sayer

Phone: 021 121 9840

Email: jsayer@mikegreerhomes.co.nz**Owairaka - OW14B & 14C**

All figures are subject to change.

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

Terrace, Standalone and Duplex <i>T SA 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	PoA	Refer to Build Partner
Owairaka	39 Range Veiw Road	1	Duplex	2	1	1	92	253	PoA	Refer to Build Partner

Neilston Homes

Contact: Jim Rodgers

Phone: 0800 144 448

Email: Jim@neilston.co.nz

Website: <https://summitviews.neilstonhomes.co.nz/>



Summit Views - OW51

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

To have a look at these gorgeous homes, please visit the Neilston Homes interactive Sales Suite, open Saturdays from 11am - 2pm at 139 Richardson Road, Mt Albert.

Terrace <i>T</i>		Levels <i>T and DPLX</i>		Help <i>Duplex and Terraces with 2 and 3 levels</i>						
Neighbourhood	Address	Lot#	Type	Beds	Bath	Off street Park	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
Owairaka	129 Richardson Road	1	Duplex	3	2.5	1	97	116	\$974,000	October 2025
Owairaka	129 Richardson Road	2	Duplex	3	2.5	1	97	114	\$964,000	October 2025
Owairaka	131 Richardson Road	3	Terrace	3	2	1	90	118	\$899,000	October 2025
Owairaka	131 Richardson Road	4	Terrace	2	2	1	72	85	\$799,000	October 2025
Owairaka	131 Richardson Road	5	Terrace	2	2	1	72	85	\$799,000	October 2025
Owairaka	131 Richardson Road	6	Terrace	3	2	1	90	126	\$909,000	October 2025

Stonewood Homes



Contact: Savannah Zhang

Phone: 021 330 993

Phone: 021 330 933

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
Roskill South	7 Youth Street	5	T2	2	1.5	78.4	155	- SOLD	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	- SOLD	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

Neighbourhood	Address	Lot#	Type	Beds	Bath	House Total (m2)	Section Size (m2)	List Price	Completion Date (Est)
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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Email:

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 (m2)	Section Size (m2)	List Price	Completion Date (Est)
Roskill South	14 Roseman Avenue	41	T2	2	1.5	78.4	120	- SOLD	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 (m2)	Section Size (m2)	List Price	Completion Date (Est)
Roskill South	7 Youth Street	3	T2	2	1.5	78.3	114	- SOLD	Refer to Builder Partner
Roskill South	7 Youth Street	4	T2	2	1.5	75.7	105	\$760,000	Refer to Builder Partner