

Information Pack

ROBERTA

69-71 Roberta Avenue,
Glendowie, Auckland

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Situated on the crest of Roberta Ave just off Riddell Road in Glendowie, Roberta features a collection of two and three bedroom homes in one of Auckland’s most sought after suburbs. This upcoming residential development offers a quiet suburban lifestyle - perfect for professionals and families.

Roberta is proudly developed by [Maidstone Properties](#), a seasoned local developer with a track record for building quality homes.

- 9 x 3 Bedroom Terraced Homes
- 5 x 2 Bedroom Terraced Homes
- 1 x 3 Bedroom Standalone Home
- Private courtyards to all units
- Fisher & Paykel appliances
- 400m from Sacred Heart College and in zone for Decile 10 Schools – Glendowie School & Glendowie College
- Developed by Maidstone Properties
- Bus routes on Riddell and West Tamaki Roads

Architecture

Architectural design studio Formis, have delivered a confident masterplan on this large corner site. Positioning all the units around the northern and street boundaries – and the central parking zone to the interior with just a single dual-access driveway - Roberta provides an attractive streetscape with street-facing courtyards and a continuous footpath.

The asymmetric roof lines, which run in different directions for each block, create an enticing form to the development that fits comfortably into the suburban neighbourhood. Timber walls demarcate each block and add warmth to the textural aesthetic of white brick and black profiled metal.

Right:
Unit 6 Courtyard



Layouts to Suit Different Lifestyles

Roberta features a number of layouts to suit different buyers but all units enjoy ground floor living that opens out to lush private courtyards - perfect for young families. Some of the terraced houses also have a powder room on the ground floor to complement bathrooms on the upper levels.

Below:
Unit 1 Living





Above:
Unit 12 Kitchen

Right:
Unit 4 Ensuite



Location

- Location

Glendowie is an affluent, leafy suburb bordered by the Eastern Bays, the Waitemata Harbour and Tamaki Estuary.

It is much-loved by locals for its safe streets, strong community and beautiful coastline. Roberta offers quintessential Eastern Bays living – a modern, low-maintenance home close to the water, top schools and idyllic green spaces.

You don't have to venture far to access local amenity either - stroll down to the corner of Roberta Ave and Riddell Rd where you'll find a block of small shops and a handy cafe for a morning coffee fix or enjoy a long brunch in the sun.



• Location

- | | | | |
|---|---------------------------|----|-----------------------------|
| 1 | Mission Bay Beach | 7 | Glendowie Primary |
| 2 | Eastridge Shopping Centre | 8 | Roberta Reserve |
| 3 | Kohimarama Beach | 9 | Roberta Road Shops |
| 4 | St Heliers Beach | 10 | Sacred Heart College |
| 5 | Karaka Bay Beach | 11 | Tahuna Torea Nature Reserve |
| 6 | Glendowie College | 12 | Remuera Golf Club |

← Auckland CBD



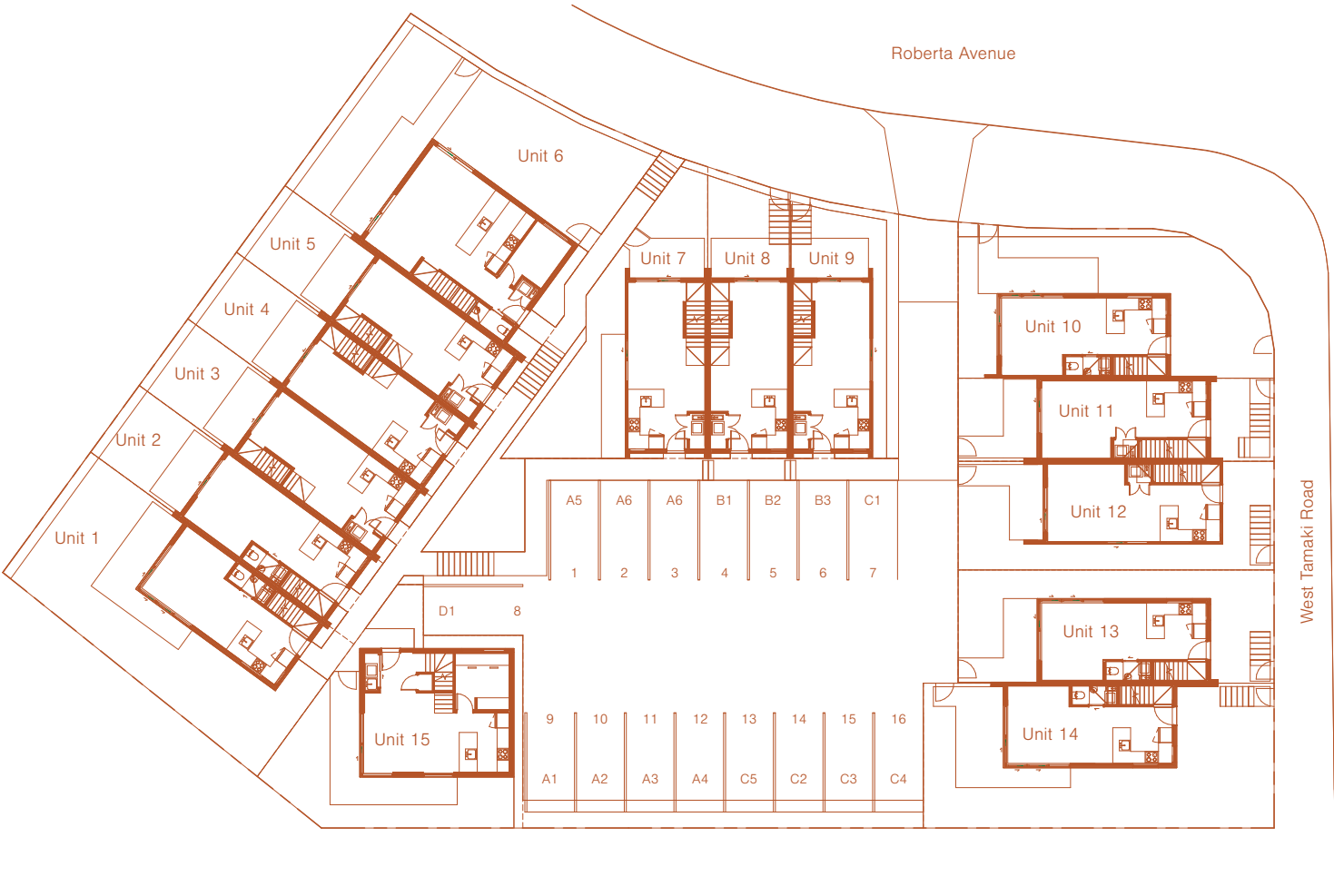
A highly-connected suburb
with plenty to offer

Natural Attractions		Drive
1	Mission Bay Beach	10mins
3	Kohimarama Beach	7mins
4	St Heliers Beach	6mins
5	Karaka Bay Beach	5mins
8	Roberta Reserve	2mins
11	Tahuna Torea Nature Reserve	2mins

Amenity & Education		
2	Eastridge Shopping Centre	12mins
6	Glendowie College	2mins
7	Glendowie Primary	1mins
9	Roberta Road Shops	1mins
10	Sacred Heart College	1mins
12	Remuera Golf Club	13mins

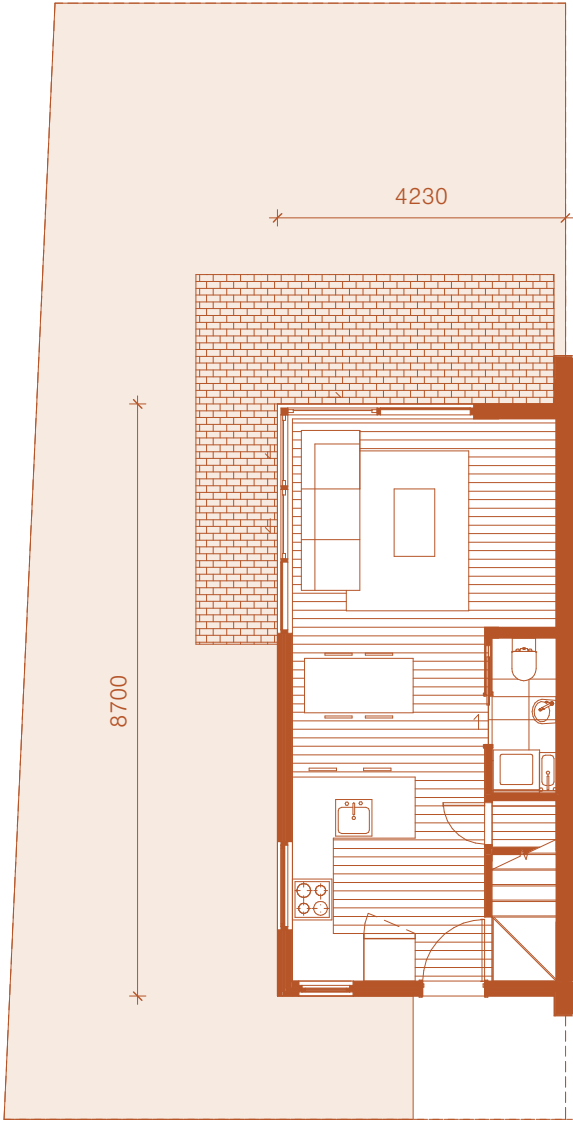
Floor Plans

Masterplan

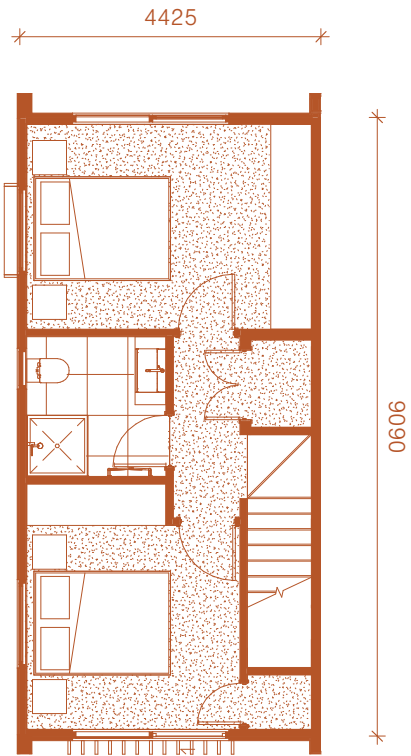


Plans are indicative, not to scale
and do not form part of the sale
& purchase agreement

Unit 1



Level 1



Level 2

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Layout

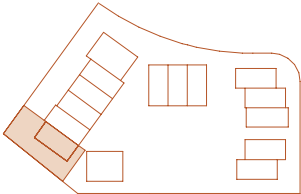
Bedrooms	2
Bathrooms	1.5

Areas

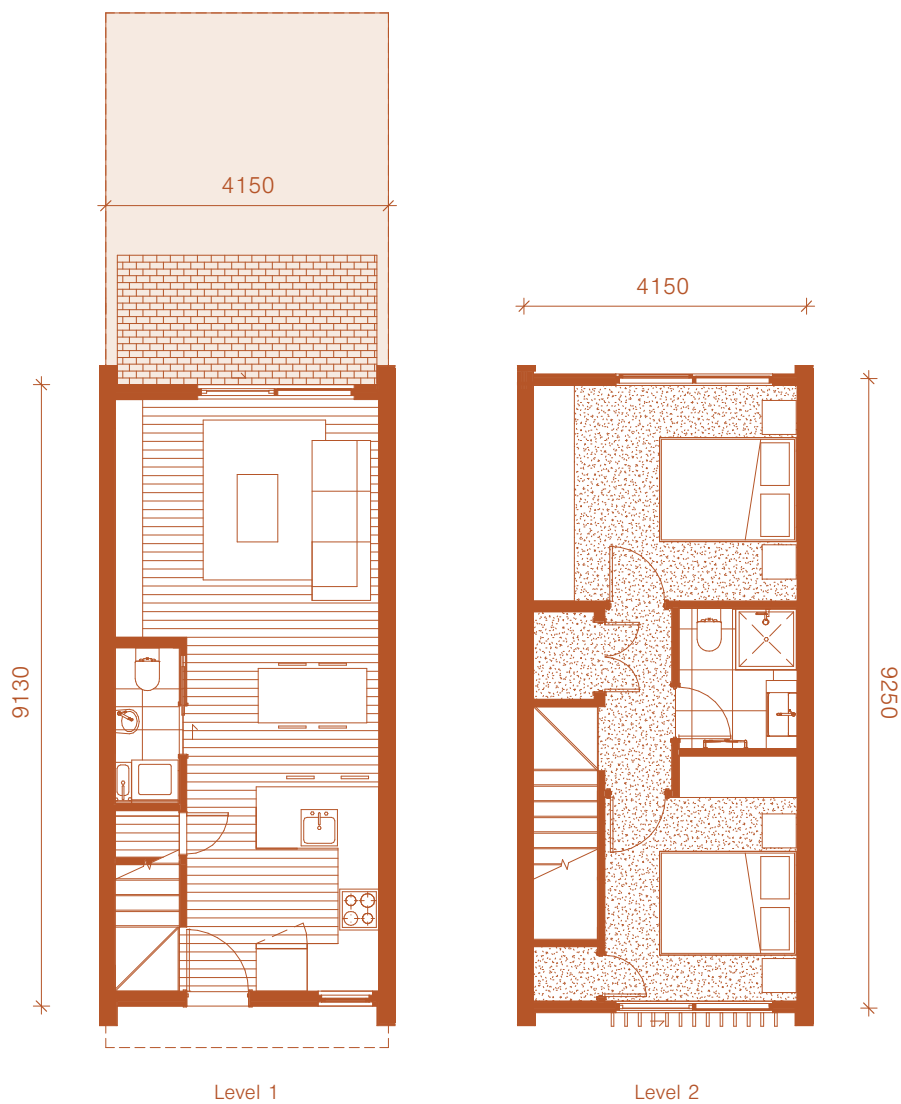
Level 1	36m ²
Level 2	41m ²
Total	77m ²

Masterplan

Lot Area	129m ²
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Unit 2



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Layout

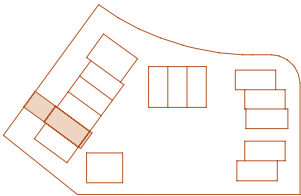
Bedrooms	2
Bathrooms	1.5

Areas

Level 1	38m ²
Level 2	39m ²
Total	77m ²

Lot Area 63m²

Masterplan



Unit 3 & 5



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Layout		Areas		Masterplan
Bedrooms	3	Level 1	37m ²	
Bathrooms	2	Level 2	38m ²	
		Level 3	18m ²	
		Total	93m ²	
		Lot Area	63m ²	

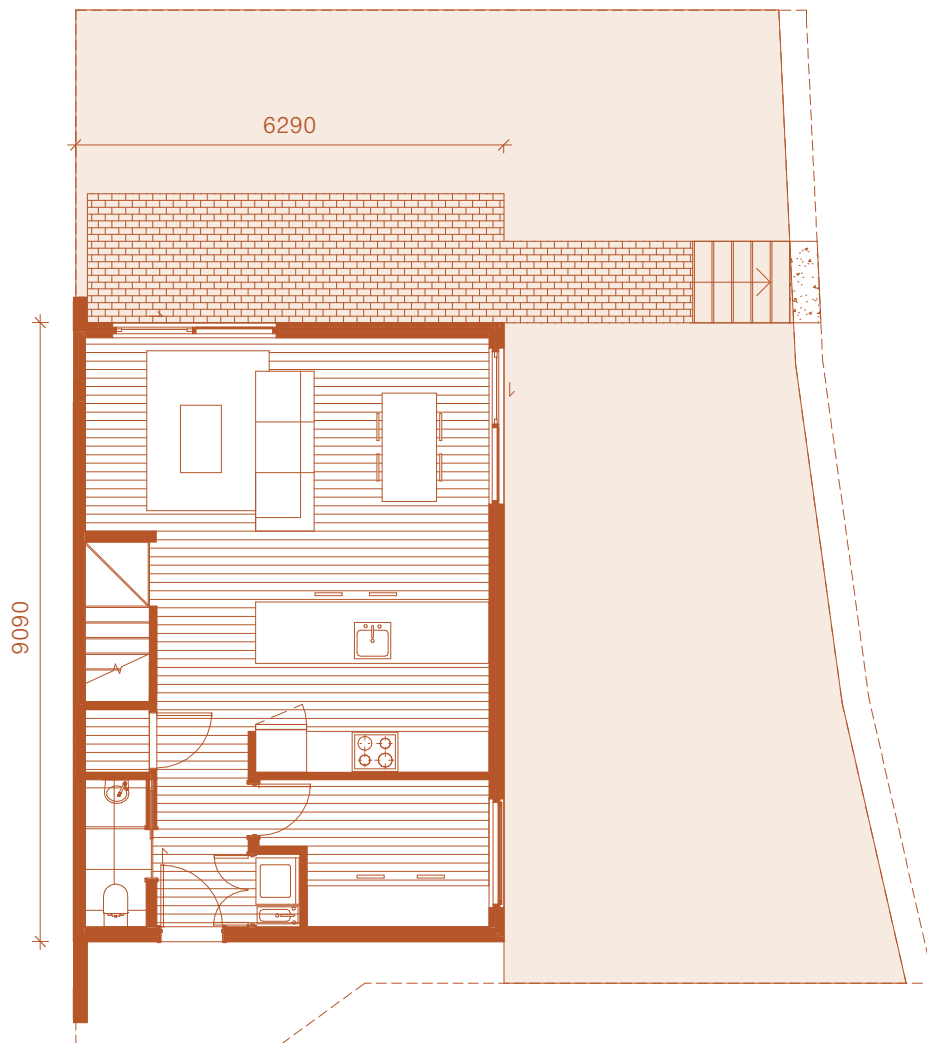
Unit 4



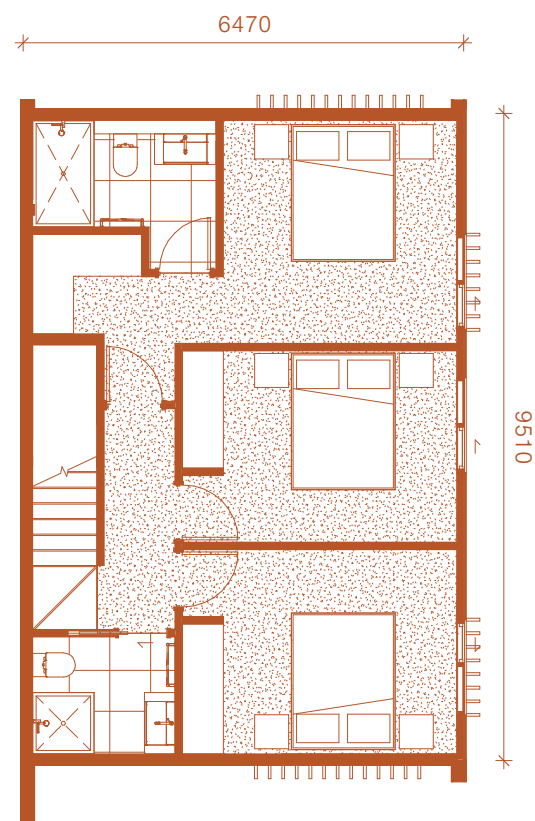
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Layout		Areas		Masterplan
Bedrooms	3	Level 1	37m ²	
Bathrooms	2	Level 2	38m ²	
		Level 3	18m ²	
		Total	93m ²	
		Lot Area	63m ²	

Unit 6



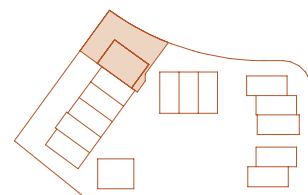
Level 1



Level 2

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Layout		Areas		Masterplan
Bedrooms	3	Level 1	57m ²	
Bathrooms	2.5	Level 2	63m ²	
Study	1	Total	120m ²	
		Lot Area	166m ²	



Unit 7



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Layout

Bedrooms
Bathrooms

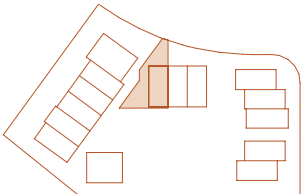
3
2

Areas

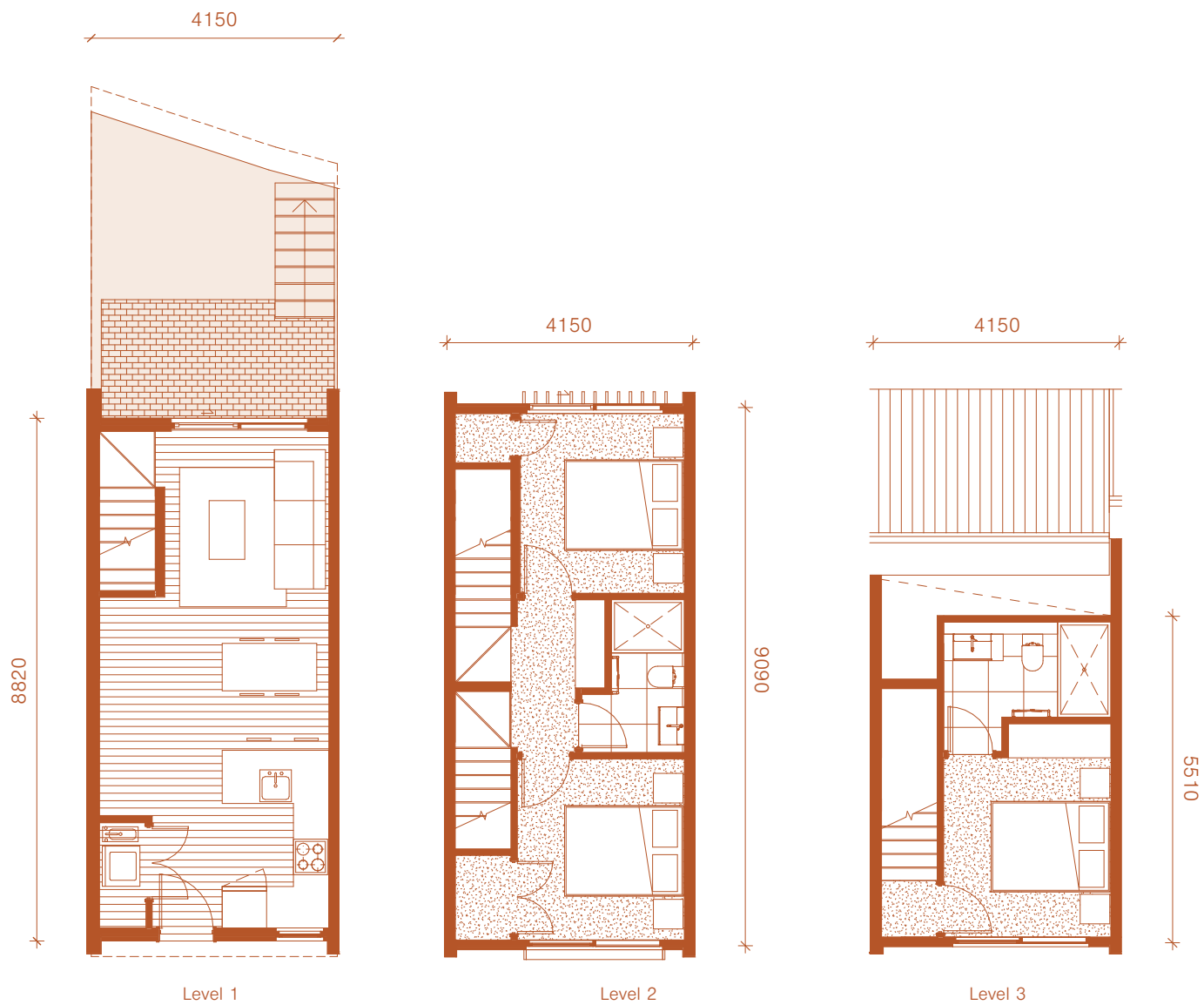
Level 1 37m²
Level 2 38m²
Level 3 18m²
Total 93m²

Lot Area 88m²

Masterplan



Unit 8



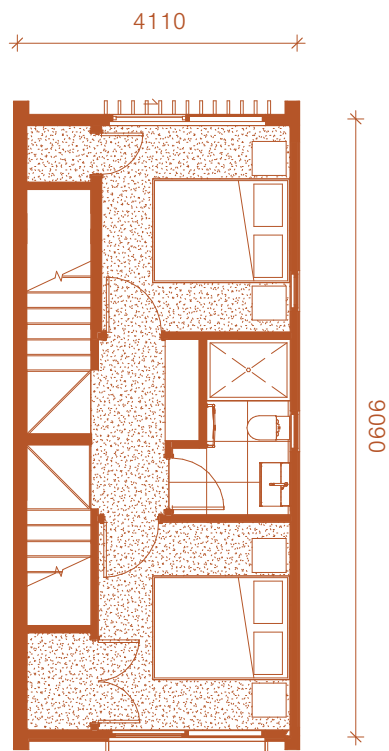
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Layout		Areas		Masterplan
Bedrooms	3	Level 1	37m ²	
Bathrooms	2	Level 2	38m ²	
		Level 3	18m ²	
		Total	93m ²	
		Lot Area	58m ²	

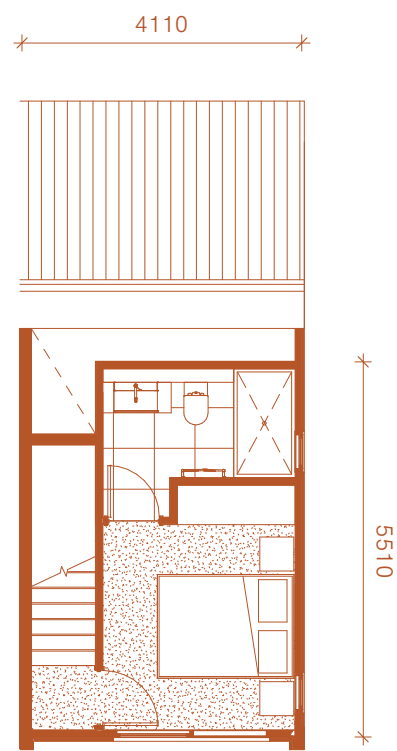
Unit 9



Level 1



Level 2



Level 3

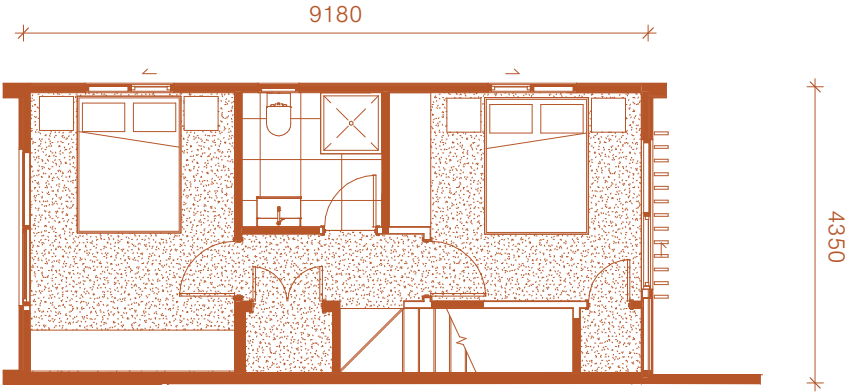
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Layout		Areas		Masterplan
Bedrooms	3	Level 1	37m ²	
Bathrooms	2	Level 2	38m ²	
		Level 3	18m ²	
		Total	93m ²	
		Lot Area	70m ²	

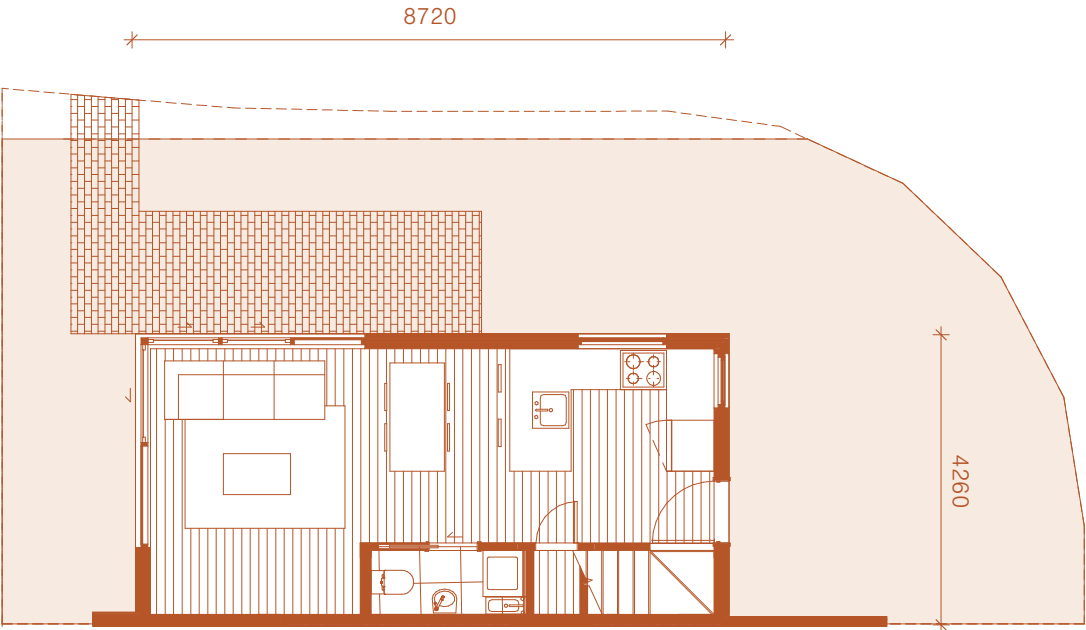
Unit 10



Level 2



Level 1



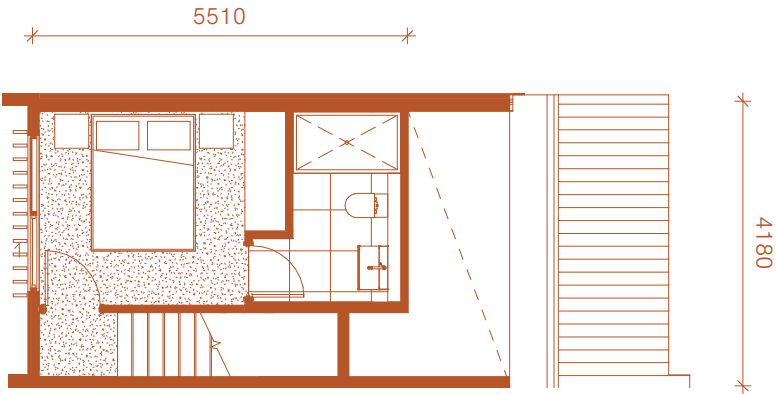
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Layout		Areas		Masterplan
Bedrooms	2	Level 1	37m ²	
Bathrooms	1.5	Level 2	40m ²	
		Total	77m ²	
		Lot Area	112m ²	

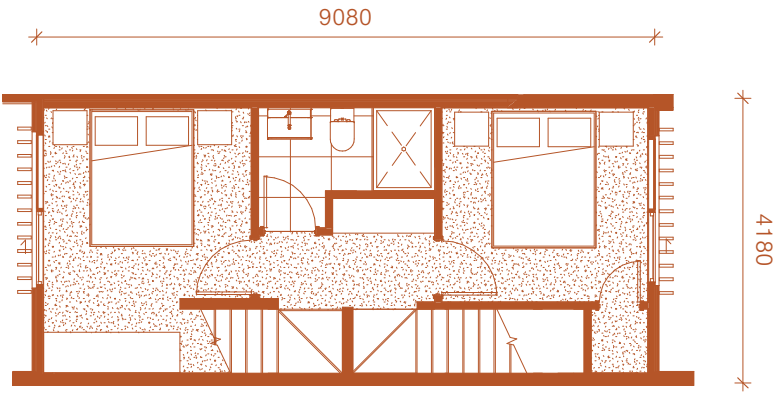
Unit 11



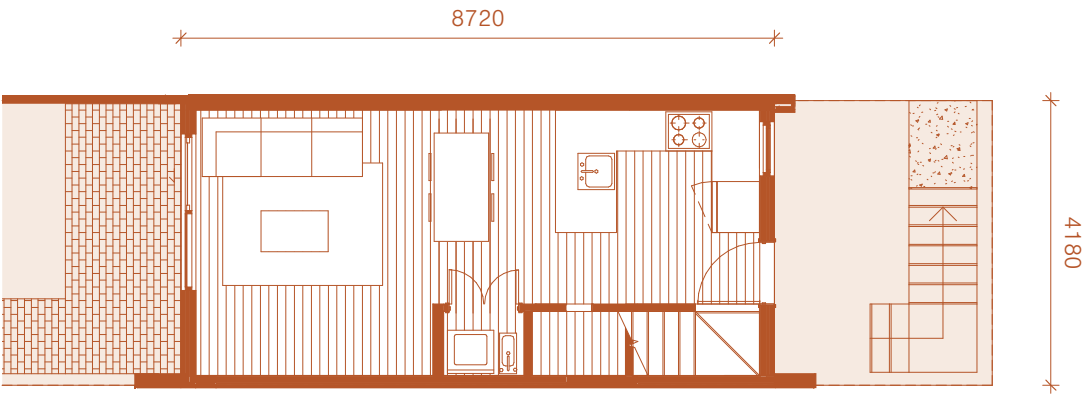
Level 3



Level 2



Level 1



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Layout

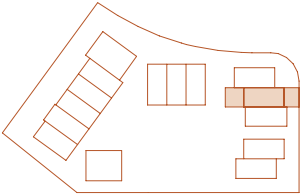
Bedrooms	3
Bathrooms	2

Areas

Level 1	37m ²
Level 2	38m ²
Level 3	18m ²
Total	93m ²

Lot Area	66m ²
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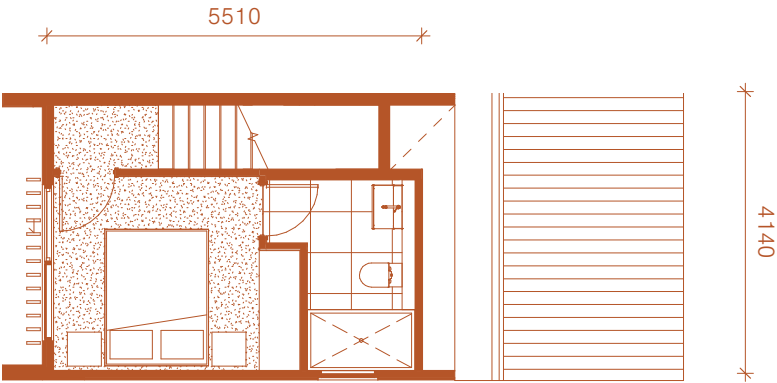
Masterplan



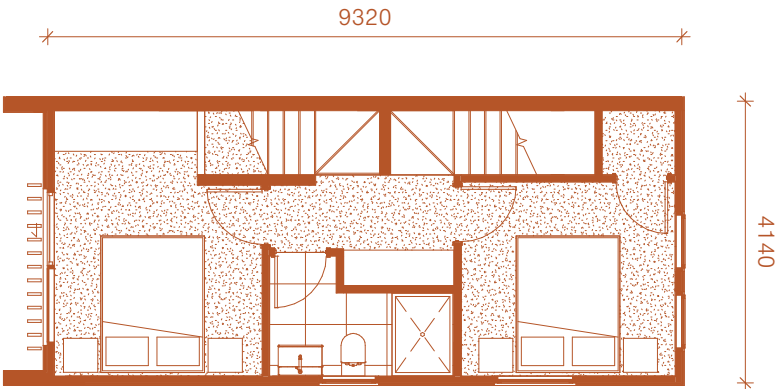
Unit 12



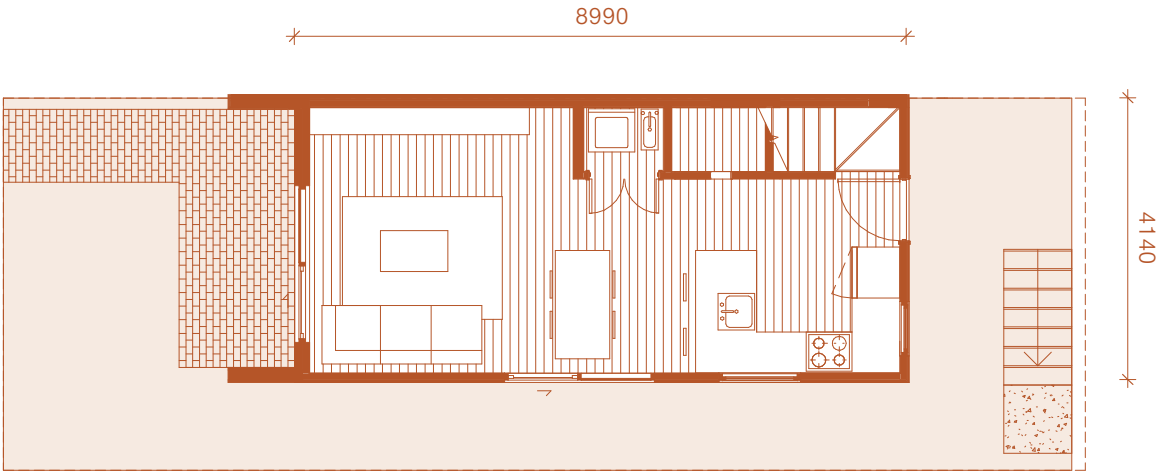
Level 3



Level 2



Level 1



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Layout

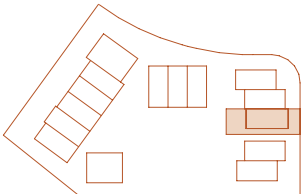
Bedrooms	3
Bathrooms	2

Areas

Level 1	37m ²
Level 2	38m ²
Level 3	18m ²
Total	93m ²

Lot Area	87m ²
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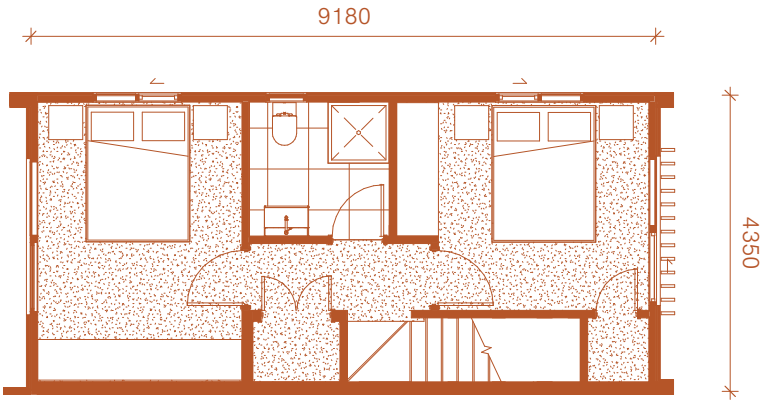
Masterplan



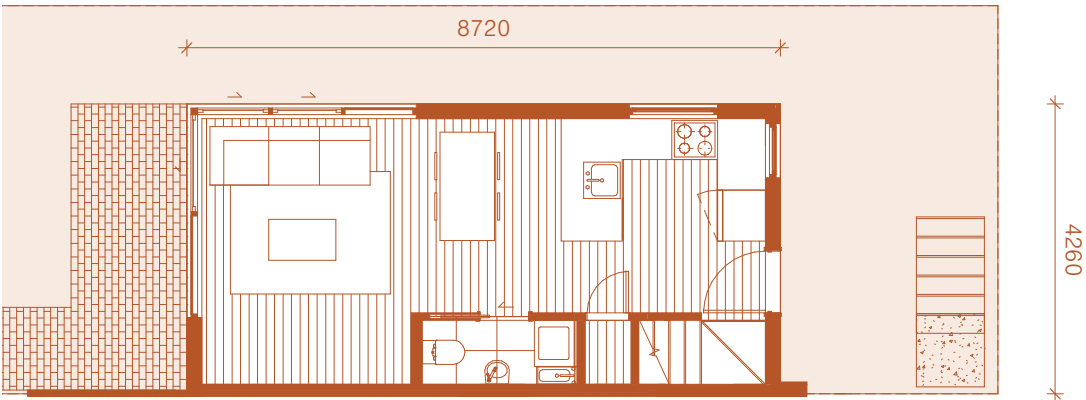
Unit 13



Level 2



Level 1



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Layout

Bedrooms
Bathrooms

2
1.5

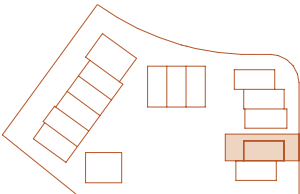
Areas

Level 1
Level 2
Total

37m²
40m²
77m²

Lot Area 91m²

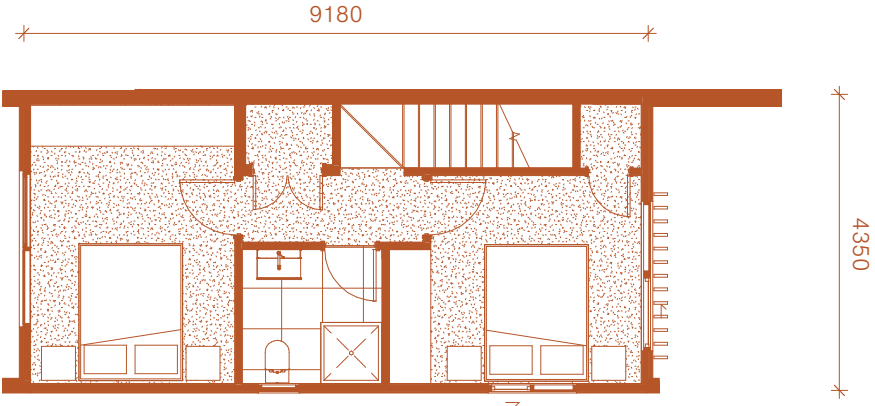
Masterplan



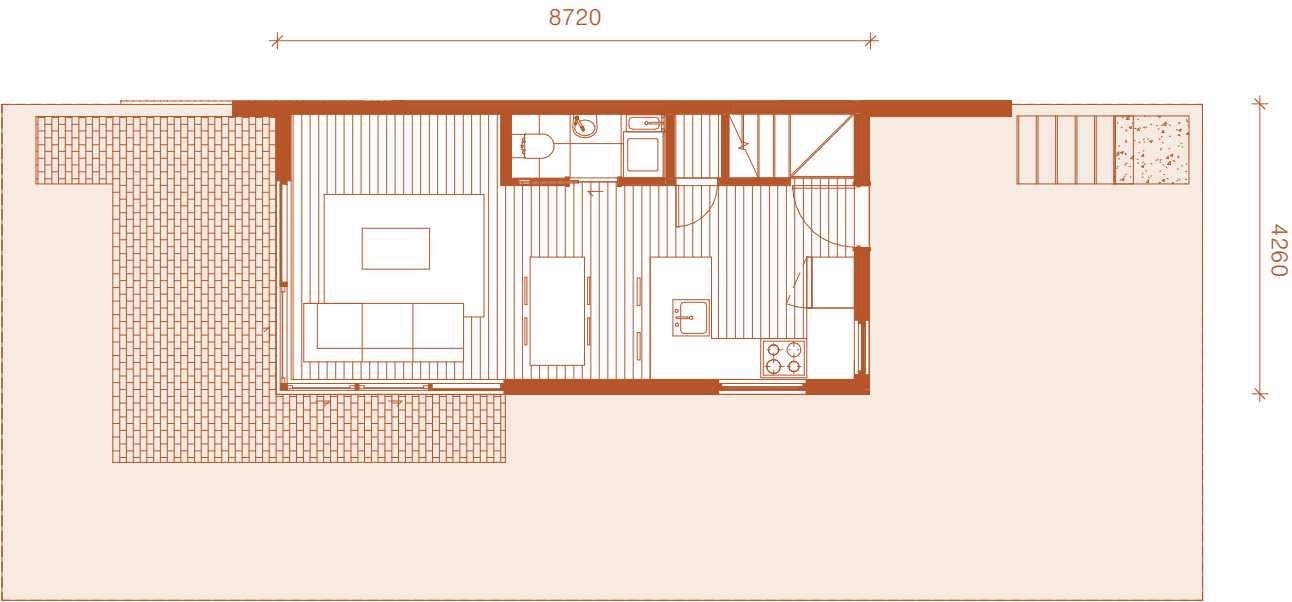
Unit 14



Level 2



Level 1



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Layout

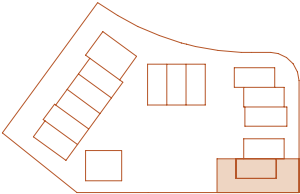
Bedrooms	2
Bathrooms	1.5

Areas

Level 1	37m ²
Level 2	40m ²
Total	77m ²

Lot Area	129m ²
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Masterplan

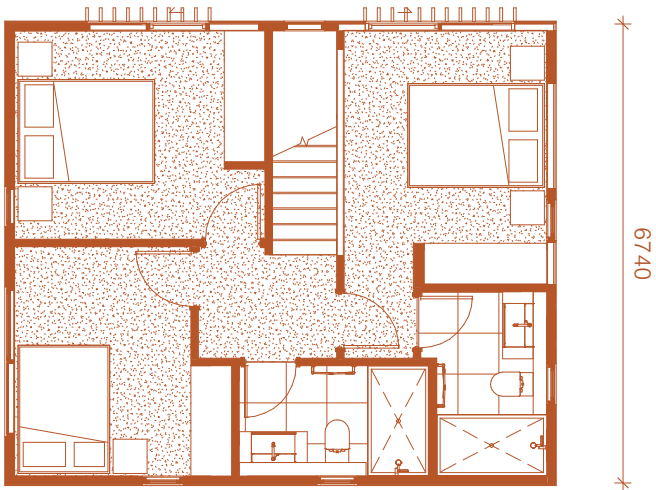


Unit 15

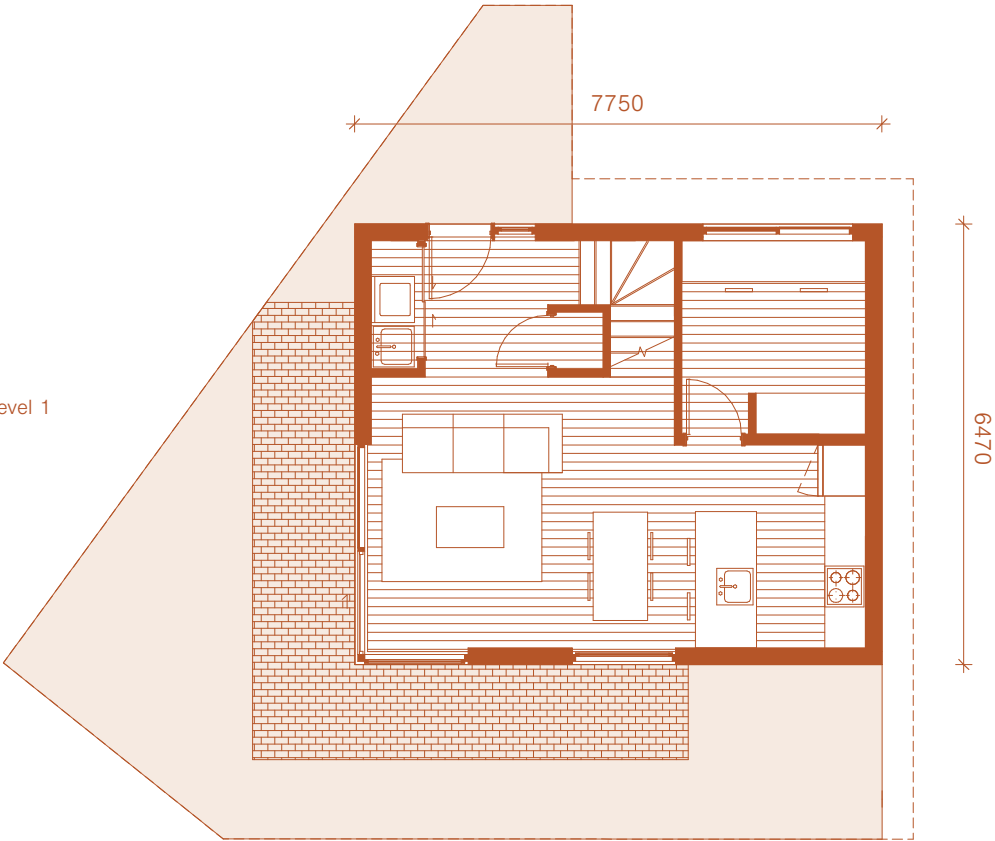
8020



Level 2



Level 1



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Layout

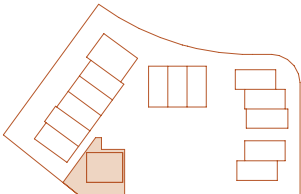
Bedrooms	3
Bathrooms	2
Study	1

Areas

Level 1	50m ²
Level 2	55m ²
Total	105m ²

Masterplan

Lot Area	113m ²
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Unit Number	Internal Area m ²	Lot Size	Levels	Bedrooms	Bathrooms	Parking	Price/Status
1	77	129	2	2	1.5	9	\$1.255M
2	77	63	2	2	1.5	10	\$1.245M
3	93	63	3	3	2	11	\$1.425M
4	93	63	3	3	2	12	SOLD
5	93	63	3	3	2	1	\$1.425M
6	120	166	2	3+Study	2.5	2 & 3	POA
7	93	88	3	3	2	4	SOLD
8	93	58	3	3	2	5	SOLD
9	93	70	3	3	2	6	SOLD
10	77	112	3	2	1.5	7	SOLD
11	93	66	3	3	2	14	SOLD
12	93	87	3	3	2	15	SOLD
13	77	91	2	2	1.5	16	\$1.249M
14	77	129	2	2	1.5	13	SOLD
15	105	113	2	3+Study	2	8	\$1.695M

Specifications

Exterior

Wall Cladding	Black vertical profile metal cladding on cavity Vertical weatherboard on cavity White brick veneer on cavity
Wall Framing	SG8 Timber framing
Retaining Wall	20 Series masonry blockwall Timber pole
Joinery	Powder-coated black aluminium joinery
Glazing	Double glazing
Roofing	Colorsteel profile metal roof cladding
Gutters, Downpipes, Roof Flashing	Colorsteel, colour to match roofing
All Other Flashing	Colorsteel, colour to match joinery
Soffit	James Hardie HardiGroove - Black
Entry Canopy	Proprietary metal roof canopy
Window feature	Black powder-coated aluminium box extrusion Vertical timber screen
Balcony	Kwila hardwood decking Black powder-coated aluminium balustrade
Patio	Firth Porous Pave permeable concrete pavers
Walkway	Firth Holland Set permeable concrete pavers
Fence	Timber batten fence Timber paling fence

Living Room

Floor	Engineered timber hardwood flooring
Wall	GIB stopped and painted – Resene Half Fossil or similar
Skirting	Timber skirting – colour to match wall
Ceiling	GIB stopped and painted – Resene Black White or similar

- Specifications

Kitchen

Floor	Laminate timber flooring
Wall	GIB stopped and painted – Resene Half Fossil or similar
Skirting	Timber skirting – colour to match wall
Ceiling	GIB stopped and painted – Resene Black White or similar
Benchtop	Engineered stone
Splashback	Ceramic tiles
Cabinetry	Laminate shelving
Sink	Stainless steel
Tapware	Paini kitchen mixer or similar in brushed nickel
Light Fittings	LED
Appliances	Oven Cooktop Dishwasher Rangehood Waste Disposal

Bathroom

Floor	Grey ceramic tiles
Wall	Grey ceramic tiles GIB Aqualine stopped and painted – Resene Half Fossil or similar
Ceiling	GIB Aqualine stopped and painted – Resene Black White or similar
Shower	Tiled shower to match floor tiles
Basin	Bathroom – Levivi Wall hung vanity with basin or similar Powder room – Duravit Vero hand basin or similar
Vanity	Wall hung vanity with basin
Mirror	Wall hung
Tapware	Brushed nickel
Toilet	Uno close coupled back to wall suite or similar
Heated Towel Rail	Black or chrome
Extractor fan	In accordance with NZ Standards

- Specifications

Laundry

Floor	Laminate timber flooring
Wall	GIB Aqualine stopped and painted – Resene Half Fossil or similar
Ceiling	GIB Aqualine stopped and painted – Resene Black White or similar
Tapware	Brushed nickel
Laundry Tub	Levivi Supertub or similar
Cabinetry	Laminate shelving

Stairs & Corridor

Floor	Carpet on underlay
Wall	GIB stopped and painted – Resene Half Fossil or similar
Skirting	Timber skirting – colour to match wall
Ceiling	GIB stopped and painted – Resene Black White or similar
Stair Tread & Riser	Timber stairs with carpet

Electrical

Meter Box	In accordance with NZ Standards
Switchboard	In accordance with NZ Standards
Outdoor Entry Light	LED IP65 rating
Smoke Detector	In accordance with NZ Standards
Heat Pump / AC	High wall unit in living room
Light Fittings	LED
Light Switches	PDL Iconic or similar
Television Points	PDL Iconic or similar

Miscellaneous

Entry Door	Timber solid core, paint finish
Entry Door Number	Metallic lettering
Internal Door	Timber hollowcore, paint finish
External Hose Tap	1 per unit
Hot Water Cylinder	With seismic restraints
Timber Framing	SG8 timber framing

FAQs

Frequently Asked Questions

1

How does the Sales & Purchase Agreement work?

Once a decision has been made to purchase, a legal Sale & Purchase Agreement is entered into. This legal agreement protects both parties throughout the development to ensure that the homes are completed to the satisfaction of both parties. The agreement is similar to numerous presale agreements that are used for larger developments.

The Sale & Purchase Agreement will include full concept plans that have been approved by the purchaser together with a full specification of the construction, materials and finishes for the new home.

2

How much do I need for a deposit?

Upon signing, the Purchaser pays a 10% deposit payable to the developer's lawyer's trust account, where it is held until settlement. The deposit is held independently and is completely secured on behalf of the Purchaser (ie the money does not go to the Developer). No further money is payable until settlement.

3

When will the building be completed?

The estimated time to start and finish construction is estimated at 12 months from the start date.

4

Will the homes be built as per the Plans & Specifications?

The homes are constructed as per the plans and specifications that are agreed, ensuring they meet all Building Act regulations. The construction process is subject to stringent Auckland City Council inspections. A Code of Compliance Certificate is then issued once the homes have been completed to the satisfaction of Auckland City Council.

5

Will a Fee Simple Title be added?

As the construction process is being completed, the subdivision plan for the property is completed and a new fee simple title is issued.

6

What is the settlement period?

At the completion of construction titles are issued and the Code of Compliance Certificate is issued. Settlement & possession take place within 5 working days after the issue of CCC and the house is yours.

7

Is money held on trust?

This is a NO RISK process as NO money changes hands between the Purchaser and the Developer. The house must be constructed according to the plans and specifications, comply with all the regulations, and must obtain a Code of Compliance Certificate before any further money is payable.

8

Is there a defect liability period?

All homes enjoy a 13 week defect liability period, a contractual agreement between the builder and the Purchaser. At the end of the construction phase a handbook containing all normal warranties for materials, trades and workmanship are passed over.

9

Is there a Builders Warranty?

The homes will be built by a reputable NZ based construction company. All homes are covered by a 10 year Building Warranty, providing all Purchasers with the security of a comprehensive contractual agreement underpinned by the Building Act.

10

Can you recommend a good Mortgage Broker?

Trent at Luminate can make finance easy for you. Luminate work to deliver innovative and creative financial solutions. Their aim is to save you time but most importantly they know all the ins and outs of the banks and can produce good mortgage outcomes. They may even be able to negotiate a better deal for you.

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