



TOTARA
TERRACES

Totara

Totara Road,
Manurewa



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Exclusive terrace housing in a prime location, specifically created and designed for the surroundings.



INTRODUCING

Totara Terraces

Situated in the heart of Manurewa, Totara Terraces are a perfect opportunity for any first home buyer or investor looking to purchase a freehold title, in an untapped area with potential growth - and all at an attractive price point. On top of this incredible growth area, Totara Terraces has beautiful field views and wide open space.

Overlooking the Manurewa South Primary School, Totara Terraces has eight spacious 2-bedroom, north-facing, terraced homes on offer, which are well above the average terraced home size.

South Auckland is extremely well-connected by public transport, with trains and buses directly into Auckland CBD and other hot

spots in Auckland, such as Newmarket or Sylvia Park. A commute is only 20 minutes from the city, so working downtown is easy, and heading West or South is too.

With median house prices soaring 36% in the past two years, and rent in South Auckland averaging at \$571 per week, Totara Terraces brings you a prime location and at an affordable price.

The attainable price point will provide you a secure and stable future in an upcoming area. As an investor, you can look to obtain yields between 3.5%-4% to make for a solid investment strategy.

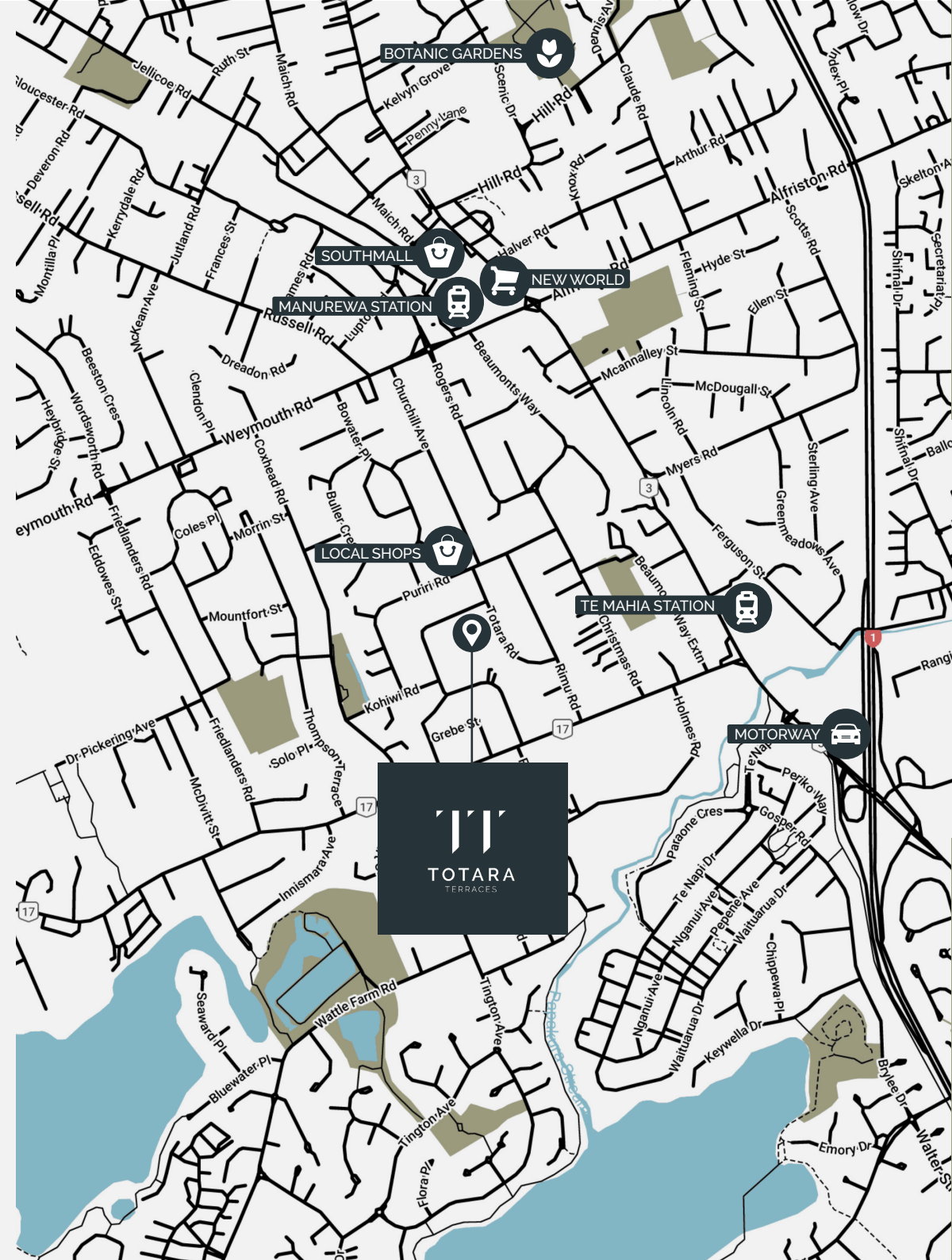
Location

& AMENITIES

Bordering on the wide and spacious fields of Manurewa South Primary School, 16 Totara Road, Manurewa, is close to a vast number of schools, parks, amenities, transport links, and key areas across the supercity.

Totara Terraces are in zone for five local schools including Manurewa South School, Manukau Christian School, Greenmeadows Intermediate, James Cook High School and South Auckland Middle School.

South Auckland is a sleeping giant, with a train or bus line only a 15 minute walk away, taking you directly into Auckland CBD. The prime location of Totara Terraces boasts easy motorway access, and Auckland Airport will only take you 18 minutes by car.



15

MIN WALK
to Southmall

15

MIN WALK
to train station and
bus stop into the CBD

8

MIN DRIVE
to supermarket

10

MIN DRIVE
to Manukau City

7

MIN DRIVE
to Motorway

18

MIN DRIVE
to Airport

22


MIN DRIVE
to Auckland CBD

9

MIN DRIVE
to Botanic Gardens and Totara park

4

MIN WALK
to local shops



Plenty of local shops are only a few minutes away and the thriving Southmall is also an easy 15 minute walk. Southmall is a classic Kiwi mall with everything you could need, including New World supermarket, food places, clothing, and other service facilities. Alternatively, Countdown supermarket is only an 8 minutes drive away.

The beautiful Botanical Gardens are only 9 minutes drive away, and the humming up and coming Manukau city is only 10 mins away. Totara Park is right next to the gardens, with a network of family-friendly walking tracks through native forests and birdlife.



Take your pick
between the
bustling city,
or peace and
quiet in nature.



PRIME LOCATION

Open-plan design
with generous
air-flow &
natural light, built
for modern lives



TIMELESS DESIGN

Totara Terraces have substantial windows to optimise natural light, all homes are spacious and open-plan, with a focus on modern living and take advantage of the surrounding environment. The view over the vast field means your ample living only has more room to breathe, so you can wake up to a wide, open space every day without the sacrifice of privacy.

Everything we have done has been with a purpose, focusing on giving you as much space as possible, and using materials for durability and pleasing designs.

The homes are architecturally designed for north-facing sun and to give as much space as possible into your home making it feel bigger than an average two-bedroom home. Focusing on a modern contemporary style, your home will maintain value and stay timeless for years to come.

The chosen materials have the sturdiness and strength to suit a young family, or an investor looking for a strong house with solid foundations. The communal lemon trees and stunning landscaping will build community ties with your neighbours at Totara Terraces.



With beautiful field views and wide open spaces, plus an outlook of the Bombay Hills to the South.





All units come with their
own private courtyard
car park.

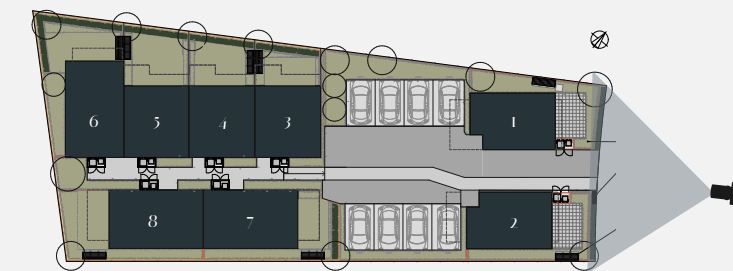


DRAFT RENDERING, FINAL IN PROGRESS



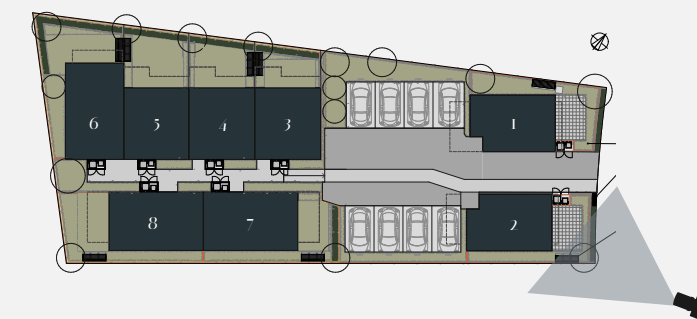


Architecturally designed
for north-facing sun
with ample natural light.





Quiet street, plenty of parking, and close to amenities.



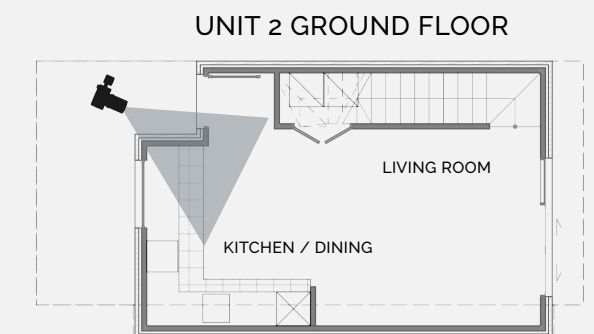


Focusing on a modern contemporary style, your home will maintain value and stay timeless for years to come.



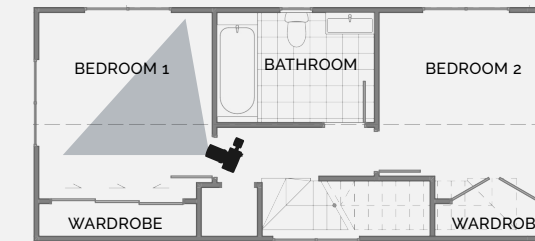


Spacious and open-plan designs, with indoor-outdoor flow for modern living.

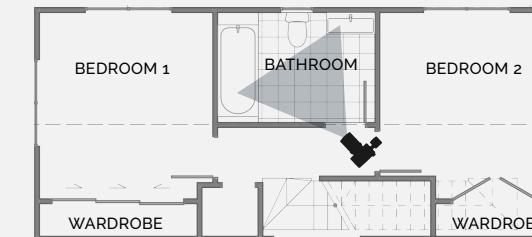




UNIT 1 FIRST FLOOR BEDROOM



UNIT 1 FIRST FLOOR BATHROOM



SITE

Eight spacious living options from
2 bed + 2 bath or 2 bed + 1 bath

PLANS

All units at Totara Terraces have been carefully crafted and engineered with open floor plans, a private courtyard, and a car park.

Our square meterage of the units range from the well above average size of 76m² to 86m² with large bedrooms, and spacious living.

76m² - 86m²

LANDSCAPING & CARPARK ALLOCATION

LANDSCAPE LEGEND

HEDGE

PLANTING

LAWN/ ASTRO LAWN

PROPOSED TREES

PATHWAY

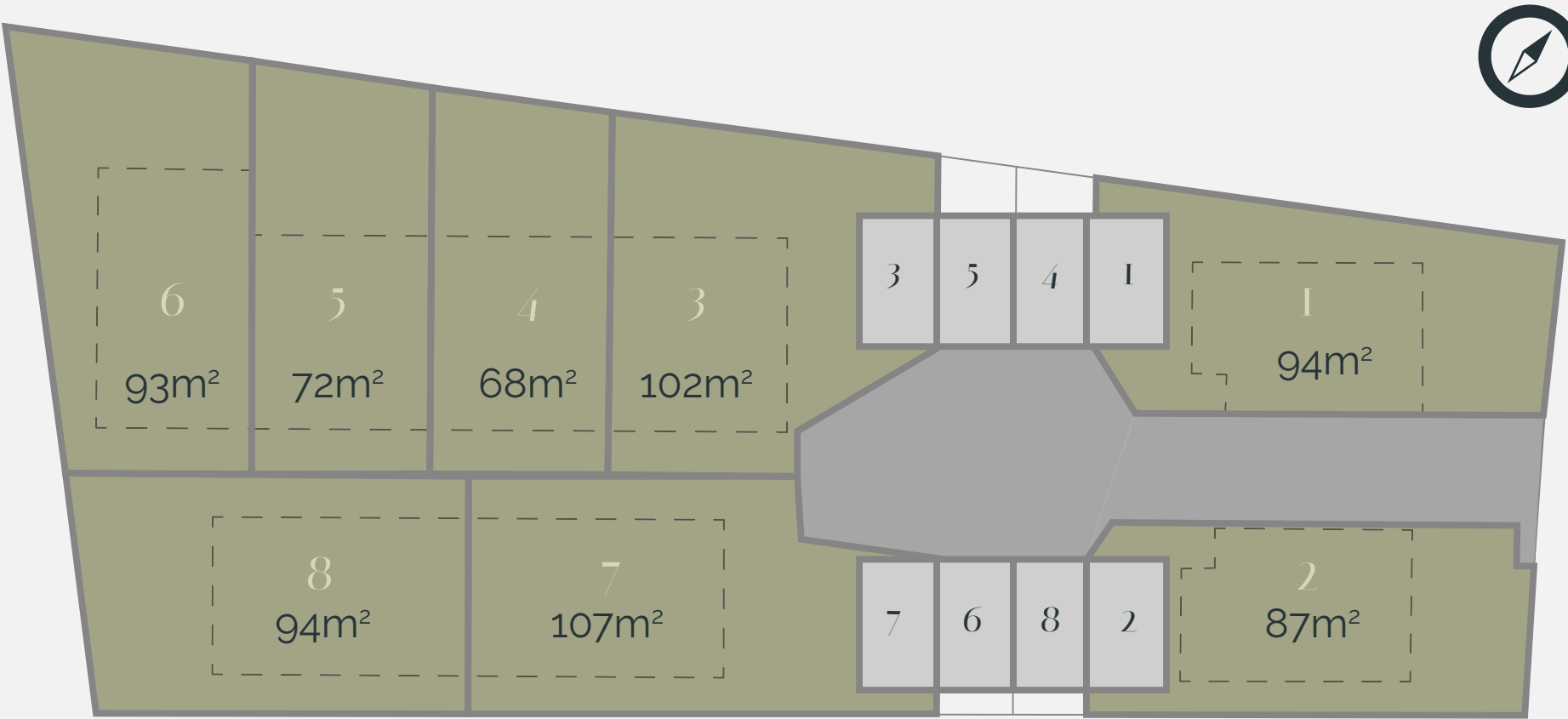
LANEWAY

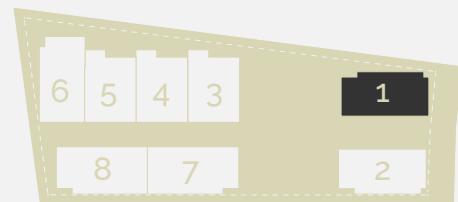
FENCE

RETAINING WALL



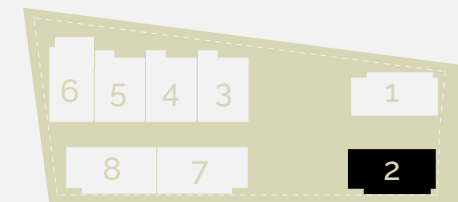
TOTAL BOUNDARY AREA PER SITE





UNIT 1

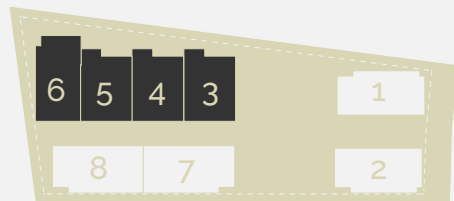
76m²



UNIT 2

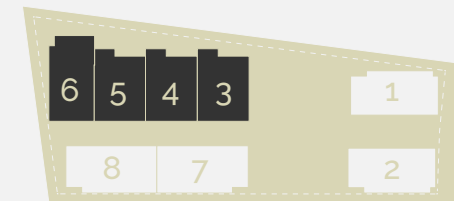
76m²





UNITS 3-6

GROUND FLOOR



UNITS 3-6

FIRST FLOOR



UNIT 6
41m²

UNIT 5
33m²

UNIT 4
33m²

UNIT 3
33m²

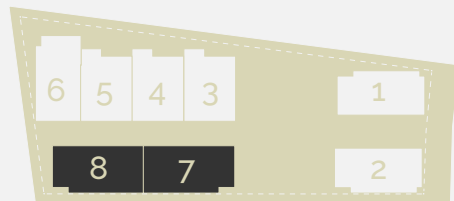


UNIT 6
41m²

UNIT 5
43m²

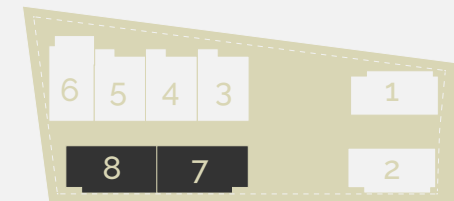
UNIT 4
43m²

UNIT 3
43m²



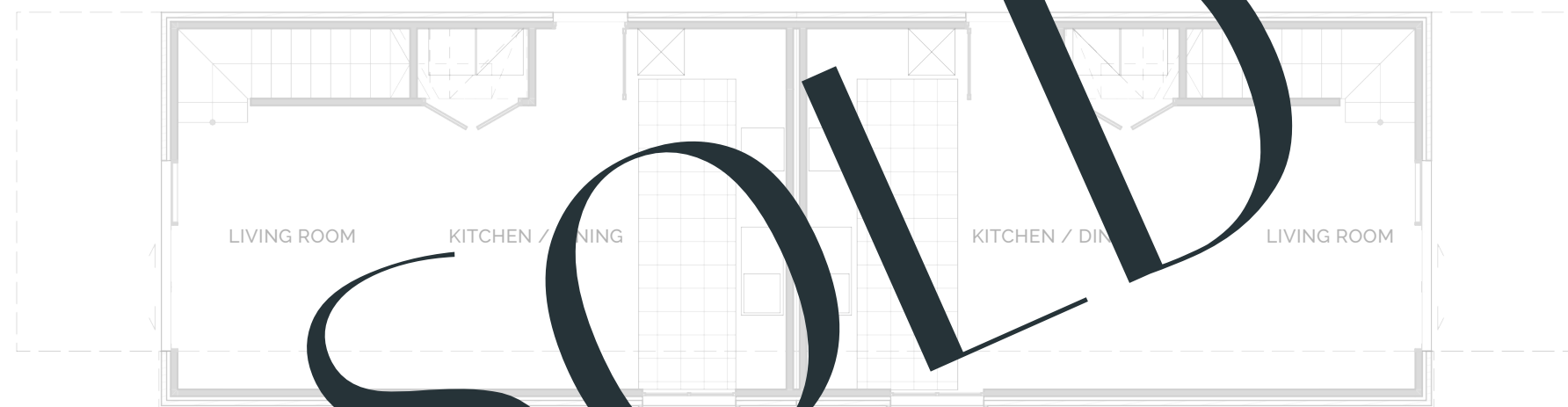
UNITS 7-8

GROUND FLOOR



UNITS 7-8

FIRST FLOOR



UNIT 8
41m²

UNIT 7
41m²



UNIT 8
44m²

UNIT 7
44m²

SPECIFICATION OVERVIEW

GENERAL

All units at 16 Totara Road, Manurewa, will be built to New Zealand healthy home standards, complete with a Master Builder 10 years guarantee.

Disclaimer: Please note this outline specification was completed prior to construction commencing. The developer will use its best endeavours to ensure each unit is built in accordance to the plans and specifications outlined in this marketing collateral, however the developer reserves the rights to change or vary the information at any time. All illustrations are artist's impressions only and may be subject to change. The Outline Specification is for guideline only.

BUILDING STRUCTURE

Building designs will comply with the relevant requirements of the New Zealand Building Code, Codes of Practice, and Territorial Authority regulations.

FLOORS

- Ribraft concrete slab foundations
- First floor structure consisting of timber joists
- Two storey timber framed structures
- Structural steel members as required by the cantilever designs

ROOF

- Timber trusses roof structure
- Corrugated Colorsteel longrun metal roofing with trapezoidal profile
- Colorsteel facia and gutters with PVC downpipe
- Hardieflex soffit lining

WALLS

- Ground floor cladding is light grey bricks with light coloured grouting
- First floor cladding is dark Linea Oblique Weatherboard

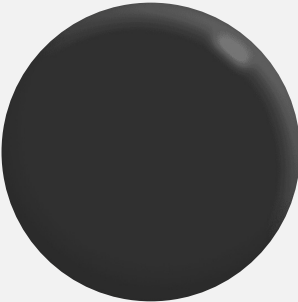
EXTERNAL WINDOWS & DOORS

- External doors and windows to be dark coloured powder coated aluminium joinery
- Double glazed glass to all external windows
- Tongue and groove powder coated aluminium entry door, standard colour
- Yale digital door lock

EXTERNAL COLOURS



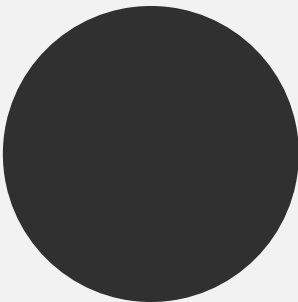
Roof



Weatherboard



Brick



Joinery
(Door & Window)





EXTERNAL WORKS

ACCESS

- Access is directly off Totara Road
- Driveway and car parks shall be formed with concrete

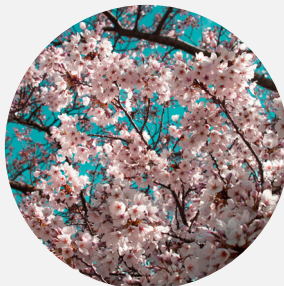
LANDSCAPING

- The site is fully planted with a mixture of native and exotic plants, grasses and trees in line with the Landscape Architect's plan
- The outdoor living areas will be developed with paving, grass lawns and shrubs
- Exterior lighting to achieve a suitable lighting level to the driveway, carpark and walkway paving
- Fencing to be vertically fixed timber
- Bin allocation will be concealed in specifically designed housing to match the surroundings

LANDCAPING



Lemon Meyer
Tree



Flowering Cherry
Tree



Hebe 'Wiri Mist'
Shrub



Lily Pily
Hedge



Lily Turf
Grass



Autumn Sedge
Grass



Coprosma
Shrub



Grasshopper
Grass

INTERNAL WORKS

CEILING, WALLS & LININGS

- Walls and ceilings to be lined with plasterboard and insulated
- Tiled bathroom floors. painted plasterboard bathroom walls and ceilings

FLOOR FINISHES

- Ground floors to be laminated timber flooring
- First floor and staircase to be laid with polyester carpet with underlay
- Floor tiles provided to bathrooms

INTERNAL DOORS

- Flush panel, hollow core
- Wardrobes wall hung with floor standing shelves and 2x drawers

TRIMS

- Bevel back skirting
- Grooved jamb without architraves
- Square stop without cornice

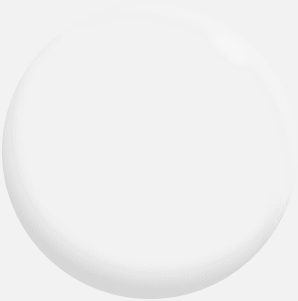
STAIRS

- Timber staircases with timber balustrades

LIGHTING & ELECTRIC

- Vynco (or similar) home range switchgear
- Standard LED downlights
- Standard smoke alarm
- Alarm system

INTERNAL COLOURS



Wall Paint



Timber Staircases



Timber Flooring



Carpet



INTERNAL WORKS

KITCHEN

- Standard engineer stone benchtop
- Soft close hinges & runners
- Aluminium handles
- Undermount kitchen sink
- Soft close rubbish bin
- Tiled splashback

KITCHEN APPLIANCES

- All kitchens will be fitted with Bosch (or similar) appliances including:
- Electric 4 element ceramic cooktop
- Stainless Steel range hood extract
- Stainless steel built-in oven
- Stainless steel free-standing dishwasher

BATHROOMS

- Showers will be tiled floor to ceiling, with nib entry and frameless shower glass
- Polymarble basin with plywood cabinet
- Bevel mirror
- Heated towel rail
- Ventilation by extraction fan
- Soft-close toilet

INTERNAL COLOURS



Kitchen Benchtop



Cabinet Joinery



Kitchen Splash back



Bathroom Tiling





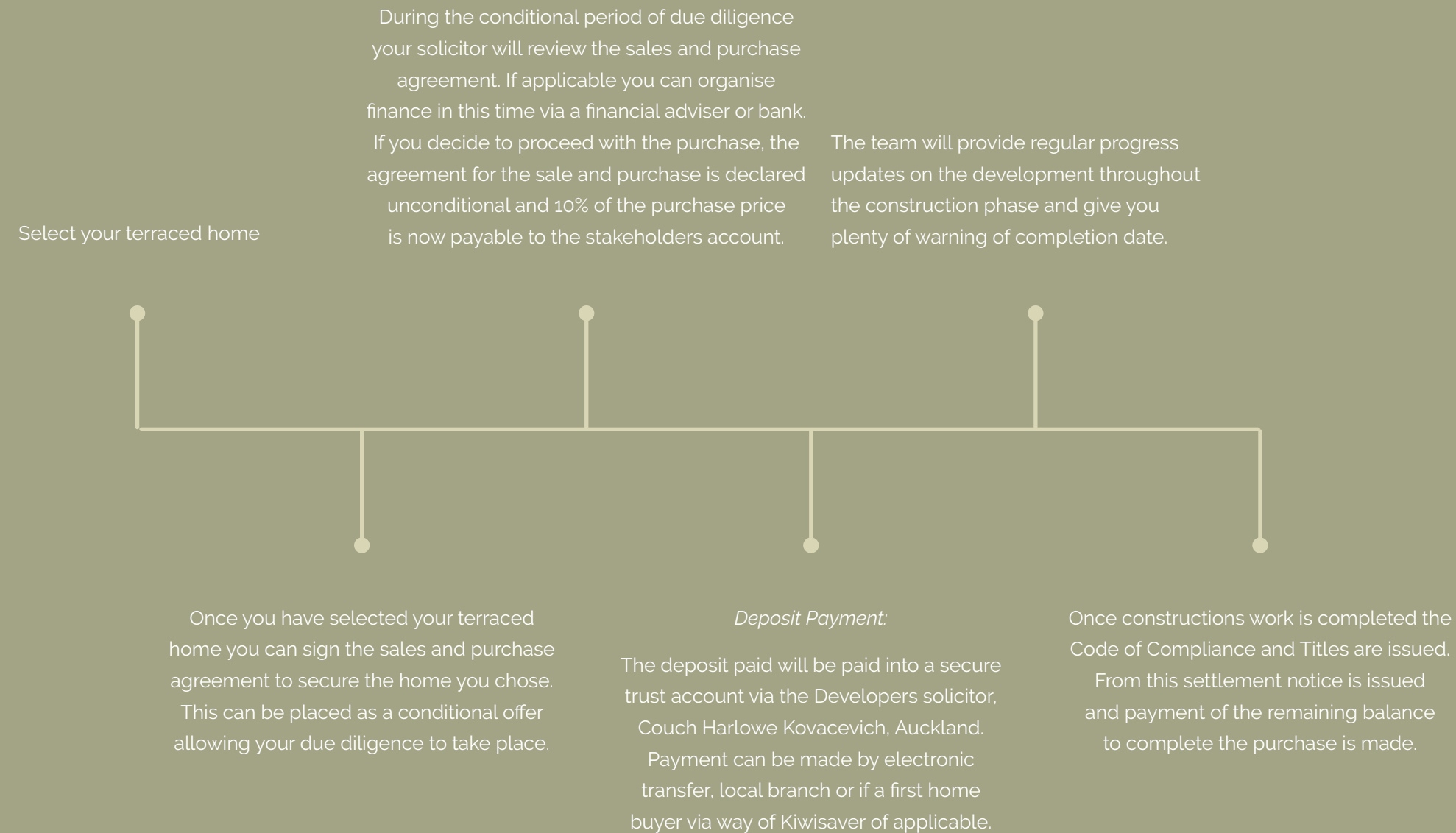
AVERAGE UNIT RENTAL APPRAISALS

All units at Totara Terraces
have a rental appraisal range of

\$600 –
\$640 p/w*

*Appraisal taken by Property Empire as at March 2022

TOTARA TERRACES PURCHASING PROCESS



COMMONLY ASKED QUESTIONS

WHAT AM I PURCHASING?

You are purchasing one of eight, freehold town houses with one car park.

WHAT IS ESTIMATED COMPLETION DATE?

It is estimated to take 12 months.

WHERE DOES MY DEPOSIT GO?

Your deposit sits in the development solicitors trust account.

IS THERE A MASTER BUILD GUARANTEE?

Yes, there will be a 10 year master build guarantee.

CAN OVERSEAS INVESTORS PURCHASE THIS PROPERTY?

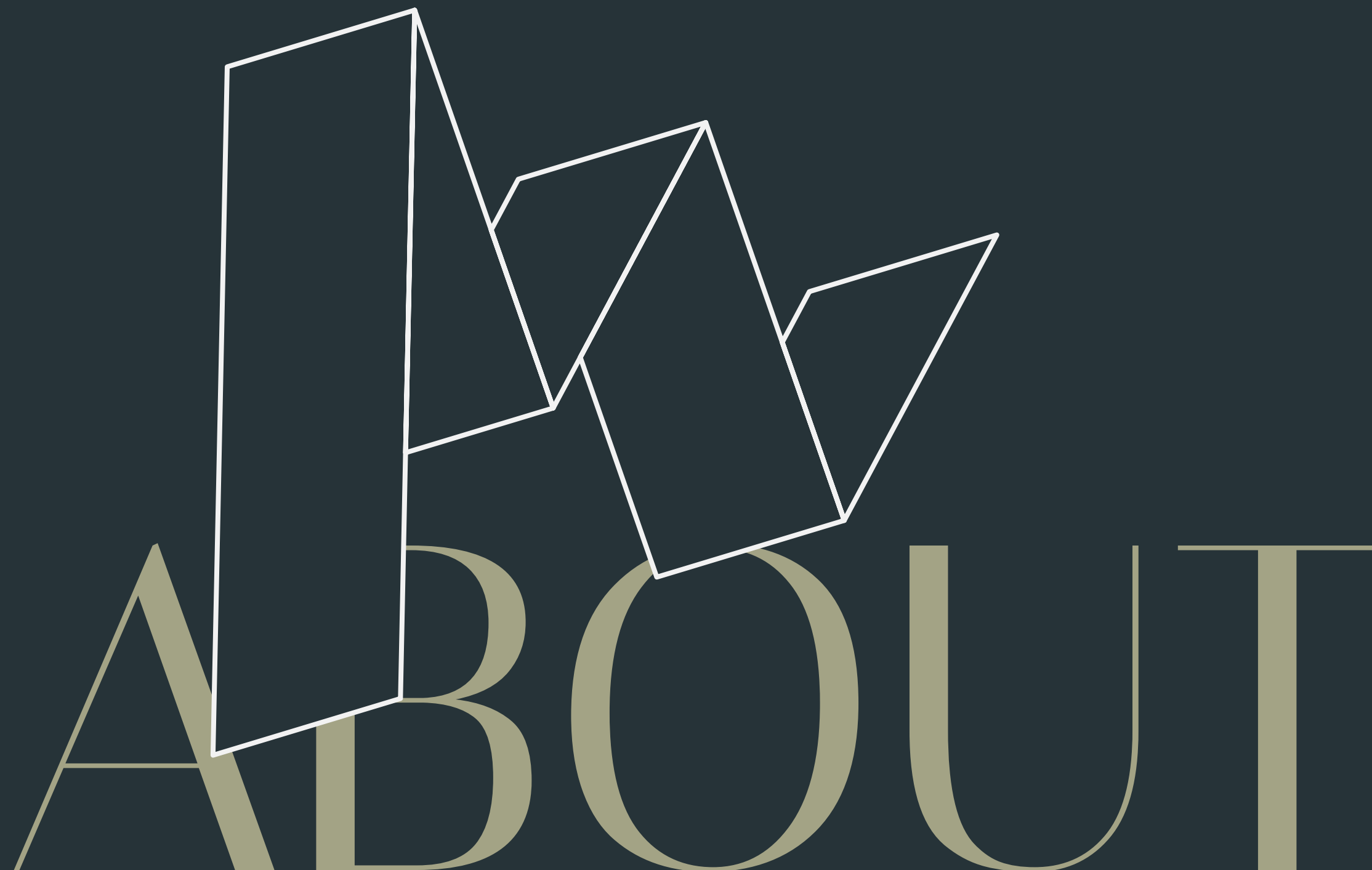
Yes, Australian and Singaporean citizens do not need to contain consent though the overseas investment act.

DO YOU NEED HELP GETTING A HOME LOAN?

Money Empire, our sister company, specialises in property and finance. The advisers will help you get into the property you want, when you want, and simplify everything down.

DO YOU NEED A PROPERTY MANAGER?

We have a sister company called Property Empire, created to focus on making property management easy across Auckland and Hamilton.



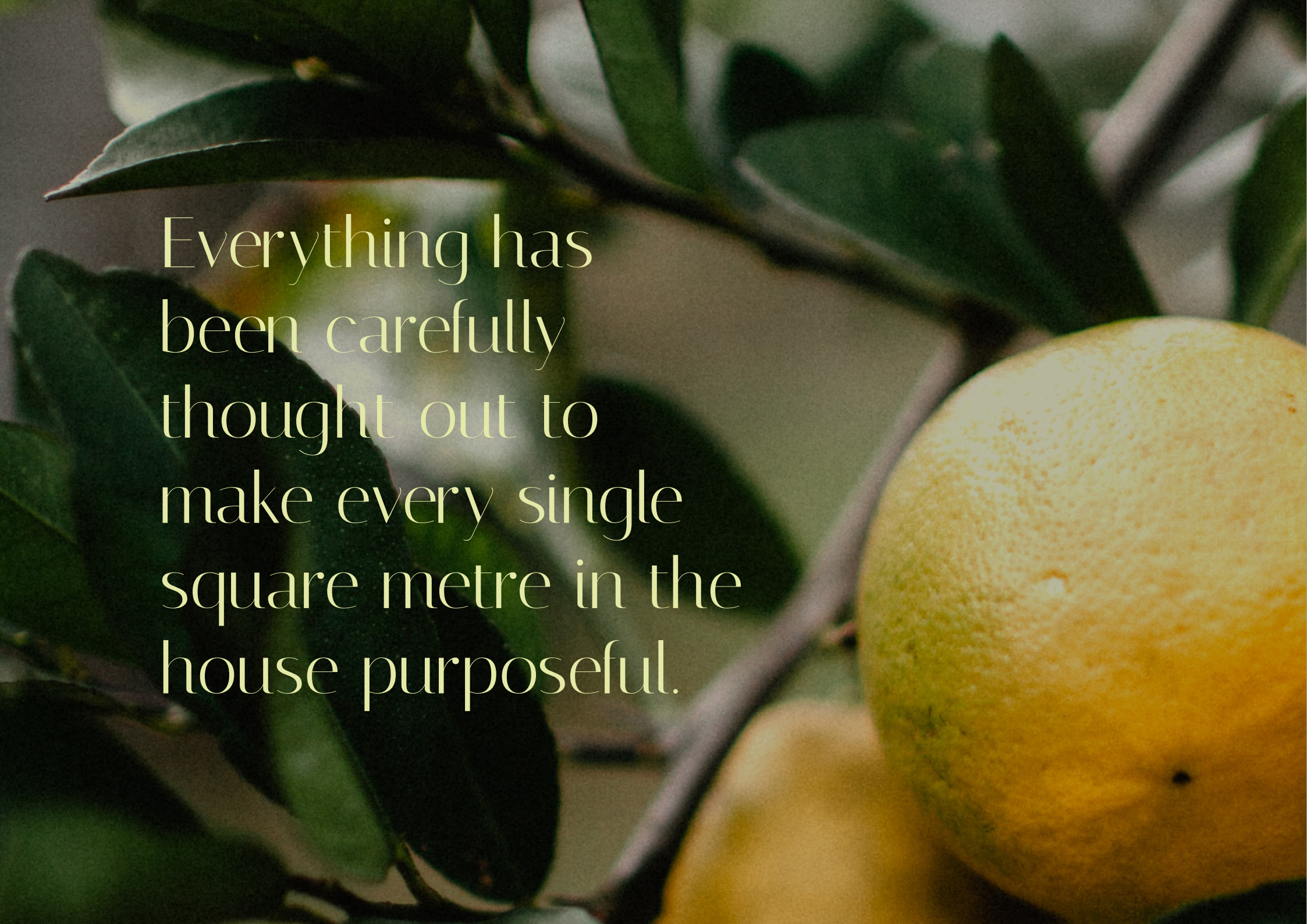
ABOUT DEVELOPMENT EMPIRE

Building attainable spaces to redefine the future

Founded by Simon Dumergue and Kayne Wahlstrom, Development Empire was born to cater for first home buyers or investors to create achievable price points in suburbs that are currently not affordable.

Simon is a development mogul across Asia and the Pacific, with 15+ years of experience, delivering huge projects, and managing portfolios of up to US\$150m. Within that, he's had 10 years experience investing and development in residential property in Auckland.

On top of boasting 12+ years of financial planning experience, Kayne has been founding and managing a financial advisory company. His experience in property and finance has been all encompassing, from residential, commercial and development debt.



Everything has
been carefully
thought out to
make every single
square metre in the
house purposeful.

WHY CHOOSE

Development Empire

We have worked in the industry day in and day out for decades between us, so we have a good understanding of what home buyers and investors actually want and need to suit their lifestyles.

People need bigger bedrooms, open-plan living to create space, and quality homes that you know will be durable and long-lasting. Houses need to be close to key areas, whether it's work or play, and build a neighbourly community so you can be safe and secure in your home.

Everything has been carefully thought out to make every single square metre in the house purposeful, from the windows, the paint, to the finishes.

There's no point buying a home you don't love or that you will outgrow within a year, so our builds are made to work with modern living and be future-forward. We want to cater to an investor or first home buyer to create a much needed equal opportunity in the property landscape.



Disclosure and conflicts:

If identified there is a need for mortgage advice or a property management services we may refer you to Money Empire or Property Empire. We don't receive any commissions or referral fees from either of these companies where a client has been introduced to engage their services. However, Kayne Wahlstrom has shareholding interests in both Money Empire and Property Empire while also being a director of one of these. Kayne may therefore receive shareholder dividends which are based, indirectly, on the profitability of either of these companies.

Our property manager / advisers manage the potential conflicts arising from this interest by disclosing upfront to the client and recording this in a conflicts of interests register. Our advisers / property managers follow a strong advice / process to ensure that they understand our client's needs and goals and that their recommendations, or any referrals, meet their requirements.

