

68 Bay View Road, Dunedin

5 designer Freehold townhouses
Estimated completion December 2022
By Maungatua Developments



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Who are Maungatua Developments?

Maungatua Developments aim to bring the very best of modern, brand-new designer homes to the Dunedin property market, that are ideal for both investors and owner-occupiers.

Maungatua Developments' founder Mark Fahey (of Fahey Design Architecture) has been in the construction and architecture business since 1999, and has designed hundreds of homes throughout New Zealand, and built several high-quality homes in the Dunedin area.

Being a "Design-led" development company, Maungatua Developments know the importance of getting the design right from the outset, we don't just build homes anywhere, our ethos is to ensure that our homes are built within established communities, within close proximity to amenities such as schools, parks, shops, public transport, and community centres.

Maungatua Developments is a firm believer in supplying medium density housing in New Zealand, as it's a proven way of addressing the key issues in our society such as liveability and sustainability, as well as providing more affordable living options to a wider demographic of New Zealanders.



MAUNGATUA
DEVELOPMENTS



Why buy in Dunedin

The Dunedin property market offers fantastic potential for strong capital growth and a good rental return over the coming years. The city is set for up to \$5 billion worth of new infrastructural projects over the next 5 to 10 years, and a continuation of strong population growth into the city.

The biggest challenge facing anyone wanting to invest in Dunedin is the city's shortage of new housing stock. The lack of supply is the main driver of price rises in recent years. There has been very little new housing development in Dunedin in the past few decades, and with unprecedented levels of population growth the demand for property is strong and prices continue to rise.

Dunedin's median rental yield is currently sitting at 4.6%, one of the highest median yield rates in the country, making Dunedin investment property very attractive to investors seeking the strongest yield possible in the market. Buying early whilst the yield is strong makes sense, with capital gains to follow.

Housing supply in New Zealand's oldest city is largely decades old and demand from home buyers for modern, brand-new, warm, well-insulated homes is at a premium. 63 Young Street offers just that



Property Snapshot

- Dunedin Median House Price October 2021 \$675,000 (REINZ)
- House price growth of 20.5% last year (October 21 REINZ)
- 15 years of forecasted population growth has occurred in the last 4 years
- Extremely strong pressure on housing. Severe under supply of new housing
- Very limited land available for development in the inner-city
- Strong rental demand and increasing rents
- Rental yields for new townhouses are some of the highest in the country. Cashflow Positive Property

Over \$5.3 Billion of Major Developments Planned

- **\$1.5b** DCC 10-year infrastructure and amenities upgrade plan
- **\$1.47b** New Hospital (largest build in NZ's history)
- **\$1b** Otago University planned long term capital expenditure
- **\$1b** Freshly Announced Health Precinct
- **\$90m** Otago University 450 bed Residential College
- **\$85m** New Hillside Workshop boost
- **\$80m** Student Accommodation Development
- **\$65m** City Centre upgrade
- **\$60m** ACC new building (500 staff)
- **\$40m** Otago Regional Council new building
- **\$25m** Port Chalmers Cycleway
- **\$20m** Hillside Workshop upgrade



Development Overview

68 Bay View Road, Dunedin

68 Bay View is an exciting new style of boutique townhouse development, which offers 4 two-bedroom and 1 one-bedroom custom-designed turnkey homes, most with designated off-street parking.

Each home has a beautiful modern open plan Kitchen, dining and living area which flows out to the landscaped courtyard garden, ideal for entertaining. Upstairs is the bedroom level, where the master bedroom has an ensuite bathroom, plus there is a 2nd bathroom for the 2nd bedroom, and custom built-in wardrobe joinery.

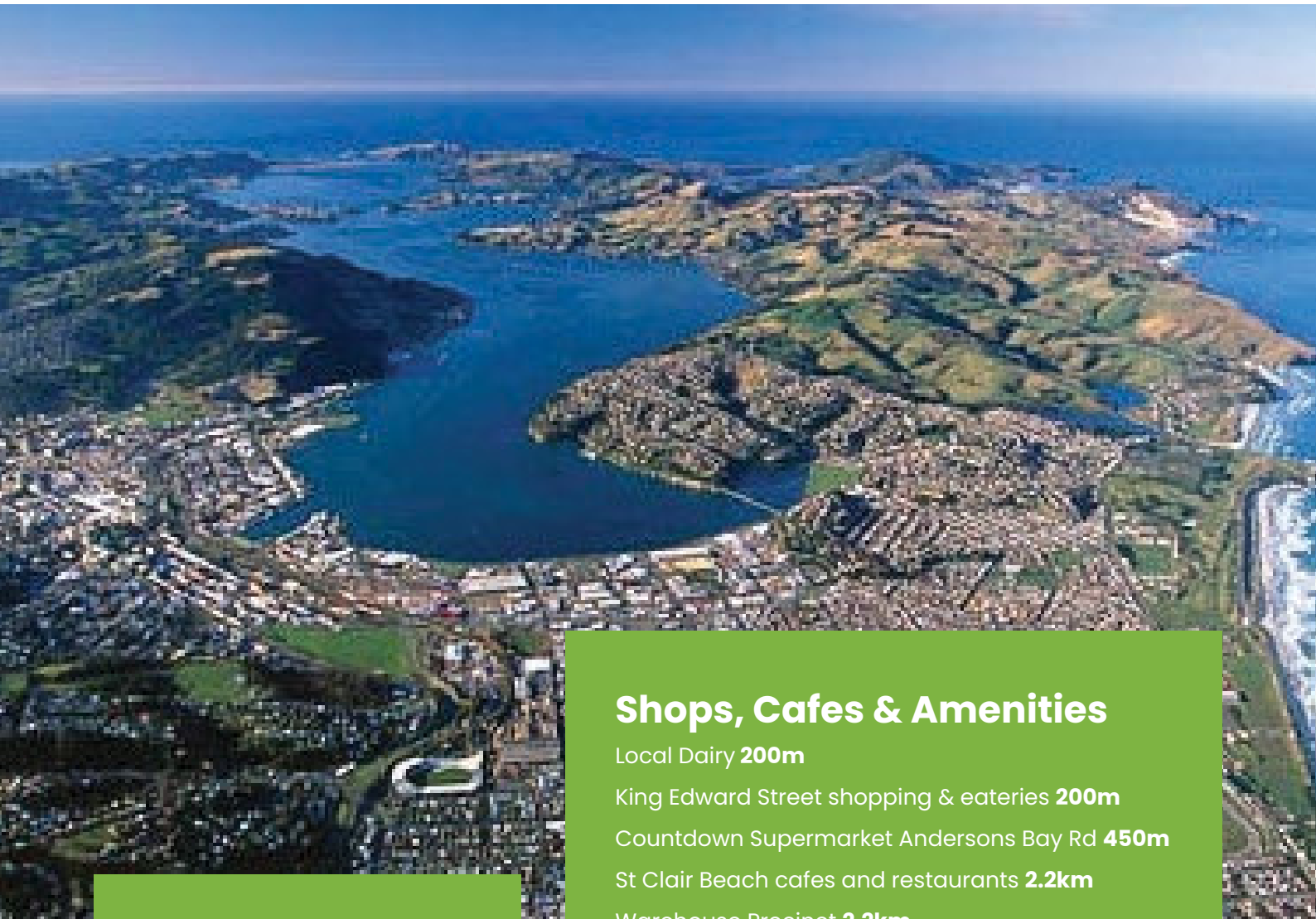
The townhouses will have a freehold title, and will offer the very best in modern, stylish, warm, low-maintenance living, leaving occupants to enjoy a sensational Dunedin lifestyle. The development is centrally located to shops, parks, schools, beaches and minutes to Dunedin CBD. Only a 5-minute drive to St Clair beach and walking distance to St Kilda beach, a stones' throw away from Kings & Queens High Schools, and just a couple of blocks to shops and restaurants.

Dunedin city centre is only 3.2kms away.

These stunning new townhouses come completely finished and ready for a homeowner or a tenant to simply move in and enjoy life.

Location

The development is on well-known Bay View Road, midway between Dunedin's best city beaches and the Central City. This location will be highly appealing to tenants that want quick and easy access to work in the city, but also want to be within walking distance to the beaches and have shopping, cafes, supermarkets and public transport within a couple of blocks or a 5-minute walk. St Kilda Beach is a 16 minute walk away and St Clair Beach and restaurants less than a 5-minute drive.



Parks & Beaches

Kettle Park **1.3km**
St Clair Beach **1.7km**
St Kilda Beach **1.3km**

Shops, Cafes & Amenities

Local Dairy **200m**
King Edward Street shopping & eateries **200m**
Countdown Supermarket Andersons Bay Rd **450m**
St Clair Beach cafes and restaurants **2.2km**
Warehouse Precinct **2.2km**
Dunedin City Centre **3.2km**
Dunedin Hospital **3.6km**
Otago University and Otago Polytechnic **4.5km**
Forsyth Barr Stadium **4.4km**

Nearby Schools

At 68 Bay View Road, you'll be within easy walking distance of multiple great schools and preschools. Whether you have little ones or teenagers, there are plenty of nearby options to choose from.

Preschools

Little Wonders **2kms**

Mini Thinkers **750m**

Montessori Dunedin **650m**

Primary Schools

St Clair School **1.7km**

Musselburgh School **1km**

Tainui School **1.9kms**

Andersons Bay School **2.9km**

Intermediate & Secondary Schools

Kings High School **900m**

Queens High School **1.4km**

Bayfield High School **2km**

Kavanagh College **3.3km**

Otago Boys High School **3.6km**

Otago Girls High School **3.2kms**

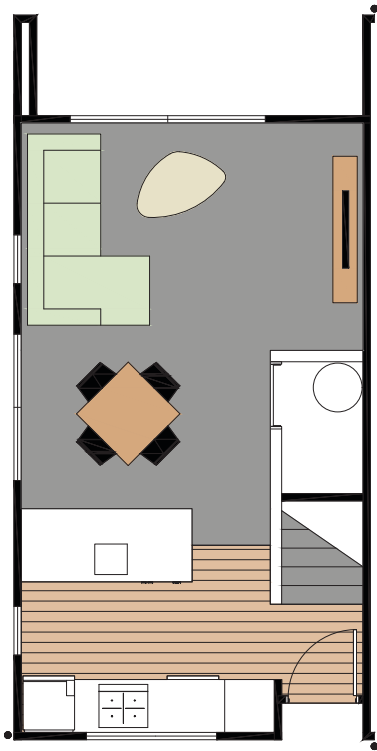




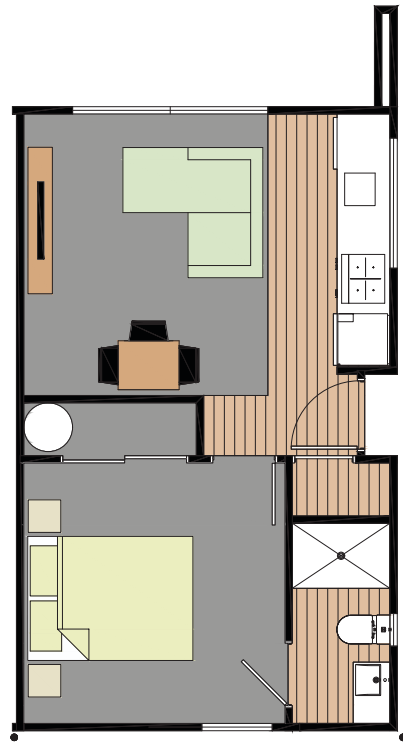
Site plan



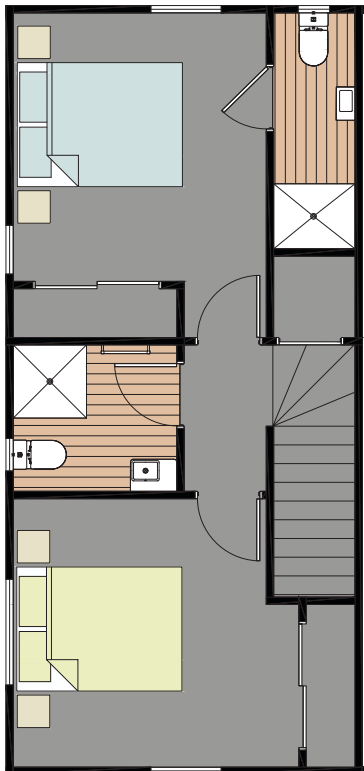
Floorplans



Ground Floor Units 3 & 5 (2 & 4 Mirrored) 34m2



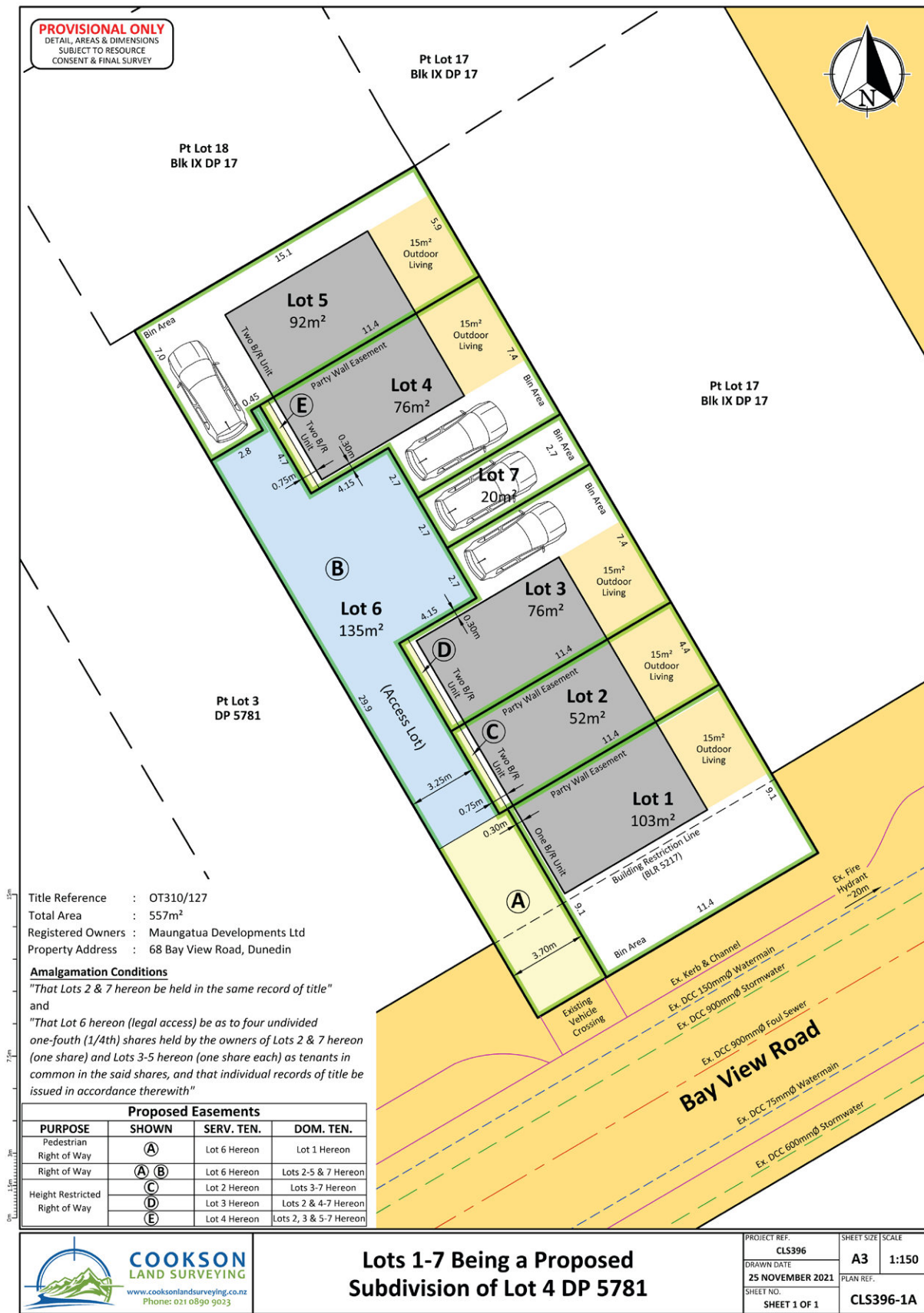
Ground Floor Unit 1 36m2



First Floor Units 3 & 5 (2 & 4 Mirrored) 42m2



Scheme plan



Building Specifications

- Engineer designed insulated concrete raft slab to ground floor
- Timber framed wall and roof construction using SG8 H1.2 framing
- Sandstone Grey Colorsteel metal fascia, rainwater heads and spouting with PVC Downpipes
- Sandstone Grey Colorsteel roof cladding over underlay
- Sandstone grey double glazed Aluminium exterior doors and windows
- Entry door lock E-Lok keyless, fob, & keypad
- Walls clad with super low maintenance Aluminium Nuwall vertical weatherboards & Resene Rockcoat plaster on cavity and underlay
- Insulated with R2.8 wall batts & R4.0 ceiling batts
- Lined inside with plasterboard to walls and ceiling (nom 2.400m high)
- Gib intertenancy noise and fire wall system
- Moduleo Midland Oak vinyl plank flooring to kitchen and bathrooms
- Zambia 100% solution dyed nylon carpets to living area, stairs, and bedrooms
- Serengetti Roller blinds to windows
- Classic white ceramic subway tiled splashback to kitchen and bathrooms
- Ceiling & trim paint colour Dulux Mt Aspiring
- Wall paint colour Dulux Haast half
- Kitchen benchtop Acrylic composite fresh snow
- Galiano chrome pull down kitchen mixer
- Kitchen cabinetry melamine white carcass with American white oak
- Fisher & Paykel 60cm stainless steel, 5 function, 85 litre wall oven
- Fisher & Paykel 60cm ceramic electric cooktop
- Fisher & Paykel Stainless steel dishwasher
- Front loader washing/dryer machine
- Ariston 52cm undermount range hood
- Daikin high wall heat pump with remote control to living area





- Fitted Wardrobe shelving & linen cupboards white melamine
- Sierra acrylic shower enclosures
- Ion Chrome shower mixers
- Brookfield wall hung vanities
- 600 x 400mm polished edge mirror with demisters to Ensuite & Bathroom
- Bauer rimless toilet suite with soft close seat to Ensuite & bathroom
- Quadro satin chrome toilet roll holders
- 250 litre electric hot water cylinder
- Ambius LED recessed downlights, and exterior sensor light
- Olivia pendant lights over dining
- 1200mm Black pendant over kitchen island
- Ambius up/down exterior lights to outdoor area
- Heiko heated towel pole to Ensuite & Bathroom
- Serene bathroom heater to Ensuite & bathroom
- Manrose extraction to bathrooms
- Chroma electric doorbell
- Cavius smoke alarms
- PDL Iconic series plugs and light switches
- Asphalt driveway and carpark as per site plan
- Timber decks as per site plan
- Colorsteel fencing as per site plan
- Fold up double clothesline to each unit
- Colorsteel mailboxes to each unit

DISCLAIMER: While every reasonable precaution has been taken to establish the accuracy of the material herein at the time of printing, no responsibility will be taken for any errors or omissions. The material herein is prepared solely for marketing purposes only prior to the commencement of construction and the approval of necessary Building Control Authority. The final building design and materials are subject to Dunedin City Council approval. Maungatua Developments Limited reserves the right to increase or decrease the sizes and layouts of the units. Changes could be made during this development and all dimensions, finishes, fittings and specifications are subject to change in accordance with the terms of Maungatua Developments Limited Sale and Purchase Agreement. All unit areas are measured in accordance with the Sale and Purchase Agreement. All illustrations are artist's impressions only and are subject to change. Fridge & dining, living, bedroom furniture, and lamps are shown for illustration purposes only and are excluded from the purchase price. A full chattels list is included in the Sale and Purchase Agreement. Maungatua Developments Limited Sale and Purchase Agreement (when signed) will be the entire agreement between the Developer and a purchaser and will supersede and replace all material in this brochure. Prospective purchasers should not confine themselves solely to the content of this material and acknowledge that they have had reasonable opportunity to seek independent legal, financial, accounting, technical and other advice.

Pricing

Townhouse Number	Bedrooms	Bathrooms	Floor Size	Land Size	Carpark	Offers Over
1	1	1	36 m ²	103 m ²	0	\$420,000
2	2	2	76 m ²	70 m ²	1	\$679,000
3	2	2	76 m ²	74 m ²	1	\$689,000
4	2	2	76 m ²	74 m ²	1	\$689,000
5	2	2	76 m ²	92 m ²	1	\$699,000

Lots 2, 3, 4 & 5 will also each have an additional 1/4th share in Lot 6 (141m²) equating to an extra 35m² (approximately).



Dunedin

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www.edinburgh.co.nz

10th November 2021

To whom it concerns,

RE: 68 Bay View Road, Dunedin.

Rental Appraisal



68 Bay View Road's development consists of brand-new townhouses with two bedrooms and two-bathroom that are split across 2 levels along with an additional 1 bedroom, 1 bathroom townhouse. Features will include high-quality finishes and appliances, off-street parking, and sunny private courtyards. Located walking distance to local shops and bus routes. These townhouses will be suitable to a wide market of professionals.

Two-Bedroom Townhouses:

We believe that in today's market, a weekly rental return could be in the vicinity of \$580 - \$630 per week.

One-Bedroom Townhouse:

We believe that in today's market, a weekly rental return could be in the vicinity of \$410 - \$440 per week.

I trust that this information is sufficient for your requirements at this time. Should you have any queries in this matter, please contact me on 021 616 332.

Kind regards,

EDINBURGH REALTY LIMITED

Simone Read

Business Development Manager – Property Management

This rental assessment does not take into account unforeseen market fluctuations and any management techniques or practices by the owner or others and should not be seen as a rental guarantee

Property Investment Analysis

Understanding the market and providing a warm high-quality modern home, really maximises the owner's rental demand, rental income and long term growth potential.

Property Investment Cashflows

10% deposit example

Purchase Price	\$695,000
Deposit	\$69,500
Loan Amount	\$625,000

Rental Income

Weekly Rental	\$630
Rental Yield	4.7%
Annual Rent	\$32,760

Property Expenses

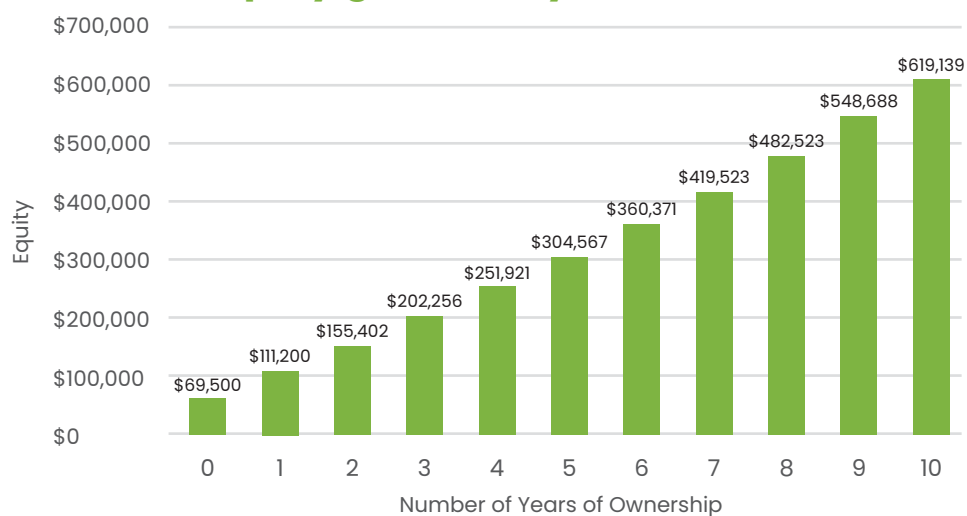
Property Management fees 9.2%	\$2,948
Rates and Water	\$2,800
Insurance	\$1,800
Maintenance	\$300
Net Cashflow Before Interest	\$24,912

Financing

Annual Interest at 3.65%	\$22,831
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Net Cashflow Per Week	\$40
Net Cashflow Per Year	\$2,080

The equity growth in your investment



Based off a 10 year ownership at an annual growth rate of 6%

Purchasing Process

Our experienced team are here to guide you through the purchasing process. We've designed it to be straightforward and transparent, so that you can be confident while making your purchase.

- 1. Choose your preferred property**
- 2. Complete a Sales & Purchase agreement**
There is a 5-business day due diligence period for you to check with your lawyer and bank or mortgage broker
- 3. Pay your 10% deposit**
Once you've completed your checks, a 10% deposit is payable. This is held in the vendor's lawyer's trust account until the settlement of your property.
- 4. Watch as the build progresses**
There is nothing more to do, and no more to pay until settlement. You will be kept informed through regular construction updates during the build phase
- 5. Get ready for settlement**
Make sure your financing is in place and talk to your lawyer, so that everything goes smoothly on settlement day.



Once the build is complete and settlement is taken care of, the keys are yours.



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