



CANTERBURY

Lot 89, Hampton Green,  
Rolleston, Selwyn

**equiti**

Licensed under the REAA 2008





*\*example of similar home render*

# \$1,079,000

Lot 89 | Prebbleton | Dual Income



5



2



3



1

**Quality Homes  
at Affordable  
Prices**

## LAND SIZE

489m<sup>2</sup>

## FLOOR AREA

174m<sup>2</sup>

## GUARANTEED RENTAL RETURN

\$1,150 per week

## RENTAL YIELD

5.54%

*Inspire*  
**HOMES**  
EST. 2013





# What's Inside?

- Welcome to Inspire Homes
- Testimonials
- The property
- About the area
- What's nearby?
- Landscape plan
- House plan
- Rental appraisal
- Interior, exterior and colour scheme
- Features: Kitchen & Interior
- Features: Exterior & Interior
- Key features
- For peace of mind
- Why build with Inspire Homes?
- Some of our completed developments
- Contact us



“

Excellent to deal with!  
From the start, they've  
delivered on their promises  
& been very professional &  
most importantly,  
trustworthy.  
- Mark & Mary  
Richardson

“

We are delighted with  
the look and feel of the  
property. We feel very  
fortunate to have had the  
Inspire team on the  
project.  
- Tracey & Blair  
Burtenshaw



“

Wonderful, friendly,  
professional service received  
from Inspire Homes. Highly  
recommend to anyone  
looking to build.  
- Suzi Smith

# Welcome to Inspire Homes

Inspire Homes is a residential home developer building across NZ with a wide range of affordable homes. Our homes are designed with comfort and style in mind, featuring spacious layouts and modern finishes that will make you feel right at home. Every home we build, we build with care. We don't treat homes as stock items or just another notch on the belt. Pride in our work is at the forefront of each project, whether a \$650,000 townhouse or a larger \$1.2m home.

We have built and handed over hundreds of homes and typically have 40-50 under construction at any one time. We often but not always complete the underlying subdivision work to the land before building our client's homes. Our favourite locations are Christchurch, Auckland, Gisborne, Invercargill, Whangarei and Palmerston North.

Inspire Real Estate started in 2008 and has evolved into four distinct divisions – construction, property sales and management and a portfolio of accommodation assets.

My name is Anyos Gonczy, and I am the owner of the Inspire group of companies. The firm would be nothing without its loyal and long-serving co-workers and contractors. I am grateful to all involved, and my drive to keep going is a mix of loving my work and ensuring my team is happy and looked after also.

We have two children, Abby and Josh, and my wife Louise is my everything – we have been together since we were 18 years old. They have very little to do with the company but support me continuously. On behalf of everyone, we look forward to working with you.

**Inspire**  
**HOMES**  
EST. 2013





## About The Area

Hampton Grove, is located in the sort after village of Prebbleton, where living just doesn't get any better! This development has 127 beautiful sections to be developed over 2 stages, with a range of sizing to suit everyone. This is a prime opportunity for families looking to invest in a flourishing neighbourhood.

In the six years leading up to 2020, Selwyn stood out as New Zealand's fastest-growing district, a testament to its allure.

Amid this expansion, significant investments have been channelled into top-tier amenities and facilities, ensuring the residents' utmost sense of convenience and comfort.

Prebbleton offers the perfect blend of rural tranquility and urban convenience, making it an ideal place to live. Just a short 20 minute drive away from the Christchurch business district, this charming suburb provides a peaceful, village-like atmosphere with tree-lined streets, spacious properties, and a strong sense of community.

Residents enjoy easy access to local amenities, excellent schools, and beautiful parks, all while being close to the city's vibrant dining, shopping, and cultural scenes. With its picturesque setting and welcoming environment, Prebbleton is a desirable location for families, professionals, and retirees alike.

Prebbleton is a small town in the Selwyn District in the Canterbury Region of New Zealand. It is 11 km southwest of the centre of Christchurch and about 2 km south of the outlying industrial suburb of Hornby.

If you haven't considered Prebbleton before, it should be top of your list. Brimming with village charm and replete with amenities that include pre-schools primary schools, a broad range of sporting facilities, parks and playground for all ages.

Answering the call of Selwyn residents in need of a modern retail hub, The Prebbleton Village is bringing world class urban design to this fast growing community. With a focus on providing a hub for the community, everything Selwyn residents need will be in one place, along with safe spaces for the kids and well designed open areas.



# Landscape Plan



**NOTE:**  
Site dimensions to be confirmed with site survey. Current site taken from marketing plans

**SITE INFORMATION:**  
LEGAL DESCRIPTION: Lot 89  
#DP No.  
SITE AREA: 489m²  
ZONE: TBC  
EARTHQUAKE ZONE: 2  
DURABILITY ZONE: C  
WIND REGION: A  
WIND ZONE: TBC

**SITE INFORMATION:**  
BUILDING COVERAGE: 174.40m² (35.66%)  
(over framing)  
IMPERMEABLE AREA: TBCm² (TBC%)  
LANDSCAPE AREA: TBCm² (TBC%)  
EARTHWORKS: Contractor to confirm

**LEGEND:**

	Permeable - Lawn
	Permeable - Planting
	Brushed Concrete Driveway surface as per D1/AS1 slip resistance
	Service Courts - Black Oxide with decorative construction cuts, surface as per D1/AS1 slip resistance
	Concrete Patio - Black Oxide with decorative construction cuts, surface as per D1/AS1 slip resistance
	Carpark - Permeable Pavers
	Pavers
	Clothesline
	Rubbish Bins
	TYPE 1: 1.8m Timber Boundary Fence
	TYPE 2: 1.2m High Pool Type Fencing
	TYPE 3: 1.0m Timber Boundary Fence



# Floor Plan



5



2



3



1





# House Plan



NORTH EAST ELEVATION

1:50



SOUTH WEST ELEVATION

1:50



NORTH WEST ELEVATION

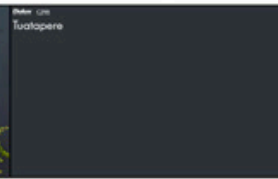
1:50



SOUTH EAST ELEVATION

1:50

## MATERIALS





# Rental Appraisal



*Inspire* | New Zealand  
REAL ESTATE

*Inspire* | New Zealand  
REAL ESTATE  
Licensed Agent under REAA 2008

Sales | Rentals

## Rental Appraisal

Date: January 25

Property Address: Lot 89 - Hampton Grove (dual)

Suburb: Prebbleton

Bedrooms in Dwelling: 5

Bathrooms: 3

Garaging: Single Garage

### Features:

These homes are architecturally design with care. This translates into a homes that is not just a rental but a home that anyone would be happy to live in. Dual income properties like these are rare let alone securing a section that has that capability to house a set up like this. Complete with stylish open plan living areas, amazing separation between the two dwellings and storage throughout are some of the reasons why we anticipate very strong demand from occupants.

### Current State of Property:

Off-Plans

Appraised Rent Range: \$ 1,130 - 1,170 RG \$1,150 per week

Kind Regards,

A handwritten signature in black ink.

Anyos Ganczy (B Bus)

Group Director

anyos@inspireproperty.co.nz

DISCLAIMER: While care has been taken in the preparation of these, this appraisal is an indication of the rental value based on the information received and the judgement of the Property Manager. Neither the company nor the Property Manager accepts any legal liability for same.

Inspireproperty.co.nz

Page 1 of 1





# Rental Guarantee



## FREQUENTLY ASKED QUESTIONS

Like all investments, there are always uncertain elements that can be intimidating. We understand that, and it's why we take some of the guesswork out of the equation by offering a 24-month rental guarantee when you buy from us and choose to have your property managed by Inspire Property Management.



### WHY CHOOSE US?

Inspire is focused on ensuring you get the best out of your property. We understand that whether this is your only rental property or one of a growing portfolio, it is just as important.

Backed by years of experience, we will obtain a premium rental value through proven practices and processes. And one of the most fundamental parts of this is to find you the right tenant. We start with our marketing campaign through trusted channels, websites, networking and social media to ensure your property receives the right attention. Inspire will ensure the best tenant is selected for your property using diligence, research and instinct.

As part of the professional management service that we offer you, regular and thorough property inspections will be carried out. As and when repairs or maintenance are required, we will take the hassle out of organising the work.

Above all, communication is key. Our team is trained in all relevant and recent legal requirements and ensures that you are always informed about what is happening with your assets. Whether that is providing detailed reports on tenants, inspections or maintenance, or chasing rent, our service is unmatched.

### How much is my property being rented for?

Your property will always be advertised and rented at or slightly above market rents at the time it is listed. It's not unusual for the rental market to have shifted from the time you buy to when the project is completed. In the event that the market rent is lower than the guaranteed amount, we will top your rent up to the guaranteed amount.

### What does the rental Guarantee cover?

It covers rental vacancies and any shortfall between the market rent and the guaranteed rent amount.

**When does the Rental Guarantee commence?** 15 working days from receiving CCC.

### What fees will I pay?

Our rates are among the best in the industry, set at just 8% of weekly rental income. Tenant placement fees and inspection charges also apply and are detailed in our Landlord's pack. We don't charge marks-up on any arranged repairs or maintenance.

### How do I pay my fees?

For your convenience, management fees will be deducted from your rent payments and will be disclosed in your monthly statements.

### When will I receive my rent?

The 1st and 16th of every month (or the next business day) to your bank account. Monies received will be the net amount of rent paid minus management fees or expenses incurred.

### When will I receive my rent top-up, if any?

In the event the property is vacant, the guaranteed amount will be paid to you weekly. When a top-up is being paid to cover a shortfall, this weekly amount will be bundled together and paid monthly.

Brought to you by

**Inspire** | New Zealand  
REAL ESTATE





# Rental Guarantee

## Do I get to choose my tenants?

Your Inspire Property Manager will select the most suitable applicant on your behalf after thorough background, credit and reference checks.

## Who will ensure my investment property is well looked after?

A crucial role of your property manager is being your eyes and ears at the property. They inspect your property every 3 months and report back to you with plenty of photographs and commentary. If and when challenges arise, the property manager will take careful but decisive action to ensure everything is back to how it should be.

## What insurance do I need?

Owning a rental property without insurance is like driving a car without your seatbelt fastened. It is for this reason we require you to take out a landlord's insurance policy to qualify for our guarantee.

## Should you allow pets?

This is up to you. Allowing a pet suitable for the size of the property like a cat or a small dog may help attract a broader base of potential tenants and let us secure a tenant for you faster. Pets can make it harder for tenants to find new property to rent so you may find you get a long-term tenant when you allow their pets. Ultimately this is your decision and best discussed with your property manager who will be supportive of whatever option you decide.

## What happens if my investment property needs maintenance?

One of the perks of new builds is the 12-month defects warranty and 10-year structural warranty. This means we'll take care of any maintenance required during the warranty period. For any maintenance required outside of the warranty period, your property manager will contact you to discuss the best solution.

## Do I need a Healthy Homes Assessment?

Yes, any property being rented must be assessed to ensure it complies with the new Healthy Homes standards and a Healthy Homes statement must be provided for all tenancies starting after July 1st 2021. We will arrange this as part of our Management Agreement with you at our cost.







# Features: Inside/Outside

- 1 James Hardie Linea
- 2 Bricks
- 3 Sectional Steel Garage Door
- 4 Colorsteel Roofing
- 5 Driveway & Vehicle Crossing
- 6 Security Sensor Lights
- 7 Powder coated wire shelf and rail organisers
- 8 Long-life Smoke Alarms
- 9 Quality Switchgear
- 10 Automatic Opener





# Key Features

- Registered Master Builder – 10-Year Structural Guarantee
- Ready-to-Rent Service – Includes Softscaping (planting) and Blinds
- Healthy Homes Compliant – Independent Assessment Report provided at Settlement
- Specified for Style, Durability and Energy Efficiency
- Rental Appraisals backed up with 24-month Guarantees
- Construction and Property Management Teams working side-by-side
- Colour Selections by Professional Consultants for stylish design schemes
- Greens Volt Series Tapware in Bathrooms and Elegant Gooseneck Mixer in Kitchen
- Soft Close Drawers and Cupboards
- Bespoke Cabinetry
- Dulux Professional Colour Selection and Paints
- Durable Waterproof Premium Vinyl Planking
- Durable Solution-Dyed Carpet with Plush 11mm-130kg Underlay
- Recessed LED Downlights

# For Peace of Mind

- Engineer Designed Foundations
- Engineer Monitored Slab and Framing Construction
- Boron Treated NZ Timber Framing
- Flexible Air Barrier Cavity System
- Fire Retardant Roof Underlay
- H1 Compliant Thermally Broken/Spaced, Double-Glazed Windows
- Insulation to External & Internal Garage Walls and Ceiling Healthy-Homes Compliant Insulation
- Extraction Unit
- Appliances with 7-Year Warranty on Kitchen Appliances – Induction Cooktop, Oven, Dishwasher and Canopy Range Hood.



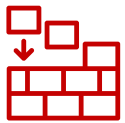
Healthy Home  
Compliant



*Inspire*  
**HOMES**  
EST. 2013



# Why build with Inspire Homes



## FOUNDATIONS

Geotechnical Engineers analyse every section we build on. Our structural engineers design and monitor the construction of the foundation and Rib-Raft slab to ensure it meets the specific ground conditions. Rib-Raft slabs perform better in earthquakes and provide insulation ratings of R2.2.



## MASTERBUILDER

Builders must demonstrate professionalism, utilise best practices and maintain strong balance sheets to give their customers confidence in their ability to deliver a sound home they'll enjoy for years.



## TIMBER FRAMING

Timber has naturally lower thermal and acoustic conductivity meaning homes with timber frames are warmer and quieter between rooms. All of our framing timber is pressure treated with Boron to make them highly rot-resistant even in damp conditions. Our Flexible Air Barrier systems prevent water from getting in but allow vapour to get out.



## THE ENVIRONMENT

Because our frames are also all from locally sourced renewable timber, they're not just better for your home. They're better for the environment. Bradford Insulation is made from 80% recycled glass.



## BETTER, SMARTER INSULATION

Bradford Gold Wall and Roof Insulation is installed to meet or exceed the healthy homes criteria, keeping your new home warmer in winter and cooler in summer, keeping power bills low.



## DOUBLE-GLAZED JOINERY IN THERMAL ALUMINIUM FRAMES

Windows are responsible for most of the heat lost in winter and heat gained in summer. Our double-glazed windows feature a low-emissivity coating on the panes, Argon gas in the channel, and thermally-broken or thermally-spaced aluminium frames. These work to reduce thermal transfer not only through the glass but through the frame itself.

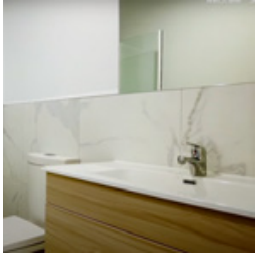
*Inspire*  
**HOMES**  
EST. 2013



# Our Developments



**125+ lots**  
**Christchurch**



**90+ lots**  
**Auckland**



**15+ lots**  
**Gisborne**



**25+ lots**  
**Whangarei**



**50+ lots**  
**Invercargill**



*Inspire*  
**HOMES**  
EST. 2013

# The 5 Step Purchase Process

1

## Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

## Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

## Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

## Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

## Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!

# Meet The Team

## Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



**Hamish Cowan** | Founder and Director  
hamish@equiti.co.nz | 021760046

Hamish founded equiti to help New Zealanders build better futures through property wealth. With 17 years in finance and real estate, he supports advisers and purchasers in providing compliant, tailored property solutions.



**Jordan Gosden** | Operations Manager  
jordan@equiti.co.nz | 02102299177

With 9+ years in real estate, Jordan's expertise spans system management, process improvement, and operations. From admin roles to Customer Service Manager, she now excels as Operations Manager, driving efficiency, ensuring compliance, and fostering team success.



**Suzanne Hill** | New Build Property Investment Specialist  
suzanne@equiti.co.nz | 027 273 5734

Suzanne is a Licensed Salesperson. She has sold over 170 properties and helped hundreds of Kiwis build their property portfolios. With her extensive expertise as a Property Coach, Financial Adviser, and Accountant, you can trust that you're in the best hands.







**equiti.co.nz**

info@equiti.co.nz

QB Studios,  
208 Ponsonby Road,  
Auckland

Licensed under the REAA 2008

**DISCLAIMER**

This information has been supplied on behalf of the vendor. Accordingly, Equiti Limited and its contractors are merely passing over the information as supplied to us by the vendor. We cannot guarantee its accuracy and reliability and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law, Equiti Limited and its contractors do not accept any responsibility to any person for the accuracy of the information herein. Renders are an artist impression only.