



OTAGO

135 Shetland Street, Wakari,
Dunedin

equiti

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About Us

Leading Dunedin Townhouse Developer Locally Owned & Operated

Founded by Tom Nailard, George Hercus, and Charles Blair, TGC Homes excels in delivering housing solutions in the Dunedin market. From social housing to first-time home buyers, investors, and high-end townhouses for retirees, TGC Homes is known for being one of the most honest and down-to-earth developers to work with. They are recognised as approachable and easy-going, whilst ensuring high quality workmanship with modern yet practical aesthetics.

"We are passionate about what we do and have a keen eye for detail. Warm, affordable housing is the foundation on which successful communities are built. We take this responsibility seriously and scrutinise every development to ensure it allows its occupants to live, work and play in a healthy environment.

This means more than just building a house. It means building the right home, in the right location, at the right price. We look forward to making your property aspirations a reality."



Tom Nailard



George Hercus



Charles Blair



"TGC Homes have been fantastic to deal with. They built a beautiful home for me."

ALENA LYNCH



"The materials used are incredibly hard-wearing and low-maintenance. Smooth purchasing process - I'd buy again."

HAMISH VODANE



www.tgc.nz



SHOW HOME OPENING HOURS

📍 74 David St, Caversham, Dunedin

Sundays 11am – 12pm

Tuesdays 12:30pm – 1:30pm

Judge for yourself the quality of work in our townhouses

This is a fantastic opportunity to be able to gain a tangible sense of space and layout – and speak direct with us.

Book a Private Viewing

If you can't make our scheduled show home open times you can book your own private viewing to visit our townhouse at a time that suits you. Call Charles Blair on 027 313 1115 to arrange a time.

Why Buy in Dunedin?

Dunedin is a well-kept secret within New Zealand. This vibrant and lively city boasts breathtaking beaches, magnificent historic structures, a world class stadium, and a continuously expanding array of cafés, bars, restaurants, and galleries.

Over the past decade, Dunedin's population has surged by 10% and is projected to continue to grow at a steady rate of 1% annually until 2034. The residential construction sector has been unable to keep up with this population growth, to the point where there is a current **shortage of 1,500 homes in the Dunedin urban area, which is forecast to increase to 4,400 homes by 2034.**

This forecast growth is underpinned by significant infrastructure investment in Dunedin over the next 15 years. The Dunedin City Council has committed to spending \$1.5 billion over 10 years renewing pipes and roads, upgrading pools and playgrounds, and planning for the future. Additionally, the government has committed \$1.88 billion to build the new Dunedin Hospital. Dunedin's economy will receive a massive boost as a result of these projects, and the hospital build alone will employ thousands of construction workers over the lifetime of the project. These are workers the city does not currently have and will have to bring in from elsewhere. This localised immigration will put further pressure on a city where the demand for high quality housing is already outstripping supply.

Buying in Dunedin presents a unique opportunity to capitalise on an undiscovered treasure, fuelled by a growing population, significant infrastructure projects, and an increasing housing demand.



**Dunedin's population
has surged by 10%**



Pricing

3-Bedroom Layout Option

(Refer to page 9 for floor plan renders)

Lot	Bed	Bath	Garage	Off-street Car Park	Floor Area (m²)	Land Area (m²)	Outdoor Area (m²)	Price
A	3	2	2	3	148	346	105	\$1.025m
B	3	2	2	2	150	280	39	\$975k
C	3	2	2	2	150	280	39	\$975k
D	3	2	2	2	150	295	66	\$1.025m

2-Bedroom Layout Option

(Refer to page 13 for floor plan renders)

Lot	Bed	Bath	Garage	Office	Off-street Car Park	Floor Area (m²)	Land Area (m²)	Outdoor Area (m²)	Price
A	2	2	2	1	3	148	346	105	\$1.025m
B	2	2	2	1	2	150	280	39	\$975k
C	2	2	2	1	2	150	280	39	\$975k
D	2	2	2	1	2	150	295	66	\$1.025m

Optional Extras

Garage Carpet	\$1,250 (inc GST)
Upgrade Blinds to Curtains	\$4,500 (inc GST)
Upgrade Acrylic Showers to Tiled Showers	\$5,900 (inc GST)
Tiled Bathrooms with Underfloor Heating	\$6,700 (inc GST)
Fisher & Paykel Appliance Package (Includes Induction Cooktop, Fridge/Freezer, Oven, Dishdrawer and Washer/Dryer Combo)	\$4,500 (inc GST)

Scheme Plan



Floor Plans



3 Bed, 2 Bath, 2 Garage Layout

For detailed plans refer to the S&P Agreement.

3 Bed, 2 Bath, 2 Garage Layout

135 SHETLAND | Wakari

For detailed plans refer to the S&P Agreement.

First Floor



Ground Floor



These beautiful 150m² heritage style townhouses are designed specifically for those who want the simplicity of townhouse living, without compromising on space and quality. With the majority of the home all on a single level, they are a rare find in the Dunedin market, and expected to be popular with the substantial, and undersupplied, local downsizer market.

Each home comes with a 30m² double garage, with a storage nook for your coats and shoes, and space in front of the garage for additional off-street parking. Crucially, the only shared walls in this development are between the garages rather than the homes themselves. Occupants will enter the townhouse from either the pedestrian entrance or the internal garage entrance into a foyer where the laundry is cleverly hidden off to the side. From the foyer, you enter the generous 41m² open plan kitchen, dining and living area. Northwest facing French doors open out from the living area into a private outdoor courtyard making the most of the afternoon sun.

The master bedroom and second bedroom are located down the hallway, both with their own wardrobes with built in organisers. The first bathroom, with ensuite access from the master bedroom, is also down the hallway, with a separate door between the toilet and bathroom so they can be used separately. A linen cupboard with adjustable shelving is located under the stairs.

Above the garage, the third bedroom and second bathroom are located, this is the only area of the house that is upstairs and is perfect for housing your adult children when they are visiting. An additional 5m² space is provided at the northwest end of the bedroom which is a perfect spot to place the portable cot for the grandchildren, or a sunny location for a reading chair or a study.

Floor Plans



2 Bed, 2 Bath, 1 Office, 2 Garage Layout

For detailed plans refer to the S&P Agreement.

2 Bed, 2 Bath, 1 Office, 2 Garage Layout

135 SHETLAND | Wakari

For detailed plans refer to the S&P Agreement.

First Floor



Ground Floor



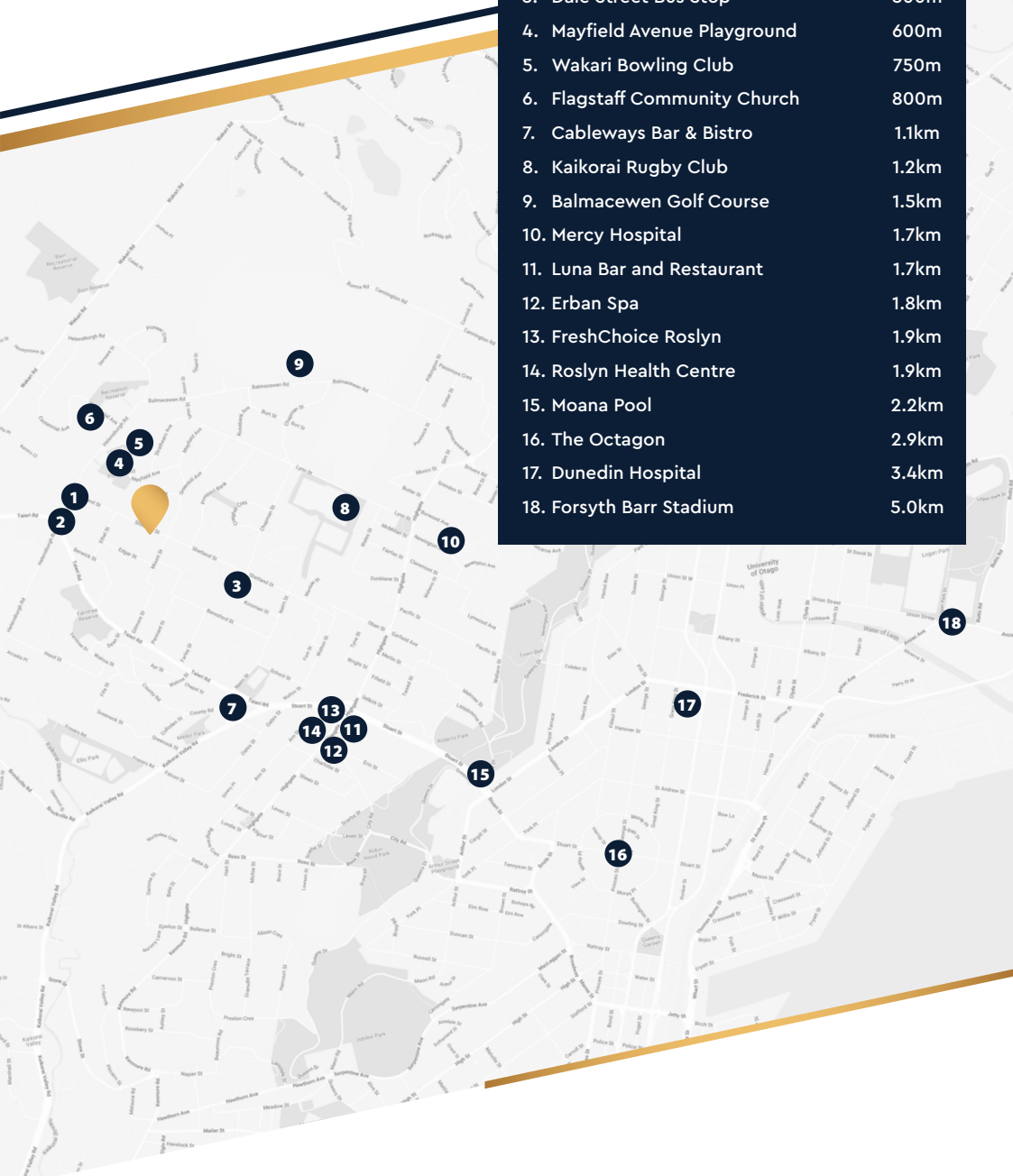
Any of the four units can be purchased with the alternative bedroom layout shown by the renders on page 13. The 2-bedroom homes will be the same size and price as the equivalent 3-bedroom homes, however, they will have the benefit of gaining a walk-in-wardrobe in the master bedroom, and a dedicated office.

Each home comes with a 30m² double garage, with a storage nook for your coats and shoes, and space in front of the garage for additional off-street parking. Crucially, the only shared walls in this development are between the garages rather than the homes themselves. Occupants will enter the townhouse from either the pedestrian entrance or the internal garage entrance into a foyer where the laundry is cleverly hidden off to the side. From the foyer, you enter the generous 41m² open plan kitchen, dining and living area. Northwest facing French doors open out from the living area into a private outdoor courtyard making the most of the afternoon sun.

The master bedroom is located down the hallway, complete with a generous walk-in wardrobe with built in custom joinery and ensuite access to the downstairs bathroom. A separate door is provided for the toilet so that the toilet and bathroom can be used separately. The office is opposite the master bedroom and has a built-in desk spanning the width of the room creating space for two workstations. In terms of storage, a wardrobe with a built-in organiser is located in the office and a linen cupboard with adjustable shelving is located under the stairs.

Above the garage, the second bedroom and bathroom is located, this is the only area of the house that is upstairs and is perfect for housing your adult children when they are visiting. An additional 5m² space is provided at the northwest end of the bedroom which is a perfect spot to place the portable cot for the grandchildren, or a sunny location for a reading chair.

Location



What is Nearby?

1. Balmac Pharmacy	500m
2. Wakari Fish Supply	500m
3. Dale Street Bus Stop	500m
4. Mayfield Avenue Playground	600m
5. Wakari Bowling Club	750m
6. Flagstaff Community Church	800m
7. Cableways Bar & Bistro	1.1km
8. Kaikorai Rugby Club	1.2km
9. Balmacewen Golf Course	1.5km
10. Mercy Hospital	1.7km
11. Luna Bar and Restaurant	1.7km
12. Erban Spa	1.8km
13. FreshChoice Roslyn	1.9km
14. Roslyn Health Centre	1.9km
15. Moana Pool	2.2km
16. The Octagon	2.9km
17. Dunedin Hospital	3.4km
18. Forsyth Barr Stadium	5.0km

Building Specifications

Exterior Specifications

- Weatherboards**
 - Timber weatherboards, 187x18 pre-primed Rusticated Profile, painted Resene Gloss Cobblestone.
- Weatherboard Corner Boards and Window Surrounds**
 - Timber corner boards and window surrounds painted Colorsteel Appliance White.
- Fretwork**
 - Carved Wooden Lace Fretwork Corner Parliament FW19 250mm x 203mm painted Colorsteel Appliance White.
- Roof**
 - Karaka .4mm Colorcote/Colorsteel corrugated roofing.
- Fascias, Gutters, Rainwater Heads and Downpipes**
 - Appliance White .55mm Colorsteel metal 185mm fascias, 125mm classic old gothic spouting and rain water heads.
 - Appliance White .55mm Colorsteel metal downpipes, spreaders and leaf diverters or PVC when charged.
- Entry Doors**
 - Karaka Altherm Classic CLA06 Aluminium door with four rectangular patterns outlined in mouldings with door viewer and smart lock. Door frames power coated in Appliance White.
- Road Front Fencing**
 - 1.2m high, H3.2 Gothic Profile Picket Fence with 70mm wide pickets and 25mm gap between, painted Appliance White.
- Windows and Door Joinery**
 - Appliance White Altherm Window Systems joinery, powder coated aluminium, double glazed glass.
- Entry Tiles**
 - Outdoor Artisan Style Tiles.
- Insulation/Energy Efficiency**
 - All insulation specifications designed to meet the Building Codes H1 Energy Efficiency requirements.
 - Ribraft foundations R0.8.
 - Exterior and Intertenancy walls glass wool insulation R2.6.
 - Ceiling glass wool insulation R4.5.
 - Glazing R0.5.
- Intertenancy Fencing**
 - 1.8m high, lapped rough sawn H3.2 150x25 palings, 3 x rough sawn H3.2 100x50 rails, rough sawn H3.2 100x100 posts at appropriate centres.
- Planting**
 - Easy-care planting in accordance with the DCC approved landscaping plan detailed in the concept plans attached to the S&P agreement.
- Outdoor Living and Paths**
 - Free draining golden pebbles.
- Driveway and Carparking**
 - Natural 668E 6060mm x 2420mm reinforced, 100mm thick, 20mpa concrete, swirl finish.



Building Specifications

Interior Specifications

Flooring

- Kitchen, entrance, laundry and bathrooms – Robert Malcolm Moduleo Brandy 22231 artificial timber vinyl planking.
- Living, bedrooms, and hallway – Woolen woven loop pile Bremworth Aviemore Wool Carpet Aurora with 9.5mm underlay.

Paint

- Ceilings, walls, internal doors and trim – Dulux Wash & Wear Cardrona Half.

Window Coverings

- Custom Blackout Roller Blinds Mantra and Le Reve Thermal Blackout Ranges Mantra Seagrass (3008) fabric.

Kitchen

- Kymira crystal artificial stone benchtop with undermount stainless steel bowl and Kingsley Kitchen Mixer chrome tapware.
- Kitchen cabinetry Laminex Melamine White Pearl with tung and groove panelling to the front of the island bench.
- Kitchen hardware blum soft close hinges, white blum metabox soft close drawers, 64mm Georgia Chrome cup handles to low level cabinetry, no handles to high level cupboards, built in rubbish bins and cutlery drawers.
- 300x100 gloss white subway tiles laid brick bond with light grey mortar grout.
- Stainless Steel Haier by Fisher & Paykel Oven, 60cm, 7 Function HWO60S7MX4.
- Haier by Fisher & Paykel Electric Cooktop, 60cm HCE604TB3.
- Stainless Steel Fisher and Paykel single dish draw Model DD60SAX9.

Joinery

- Bedroom wardrobe doors – Simply Wardrobe full height white wardrobe doors.
- Bedroom wardrobes – White custom wardrobe organisers appropriately sized to suit each wardrobe.
- Linen cupboard under the stairs – white elfa adjustable shelving.
- 2-Bedroom Layout Walk-In-Wardrobe – Snowdrift organic finish custom built in L Shaped wardrobe organiser. Appropriately sized to suit wardrobe.
- 2-Bedroom Layout Office – Custom Built In Office Desk across full width of the room.

Bathrooms

- Newline Samara acrylic flat wall, white, various sizes, centre waste.
- White Newline Velino wall hung two drawer vanity, various sizes with 64mm Georgia Chrome cup handles.
- Kingsley Basin Mixer chrome basin mixer.
- Kingsley Minimal Mixer chrome shower mixer.
- Kingsley Slide Shower chrome slide shower.
- Goldair GBMR600 round backlit mirror over vanity.
- White space tornado short projection back to wall toilet.

Internal Doors

- 2.0m high Tung & Groove MDF pre-hung paint finish hollow core doors with architrave reveals painted. Cardrona Half with Windsor Galaxy Series – Round Pegasus brushed nickel hardware.

Laundry

- Essential by Raymor Laundry Tub Cabinet 350mm RE350LCBNTS1WH.
- Essential by Raymor sink mixer chrome 7734401.

Garage

- Garador Newport Karaka coloured garage door.
- Natural float finish concrete floor.
- EV charging – Separate 15A GPO provided in garage.

Heating

- White high wall Haier heatpump in living area, sized to meet healthy homes standards.
- ENC 300-Watt EnergoCassette ceiling mounted heater to upstairs bedroom.



Rental Appraisal

A,B,C,D/135 SHETLAND STREET WAKARI

JUNE 2025



RENTAL PROPERTY APPRAISAL

📏	148-150m ²	RENTAL*
🛏	3	\$700-750 PW
🚿	2	TYPE
🚗	2 (Garage)	Townhouse

*NB: The rent appraisal is a current estimate and does not form a rental guarantee.

These are quality new-build townhouses positioned in a boutique development and located in a sought after rental location just minutes from the CBD, Hospital and University.

NZPS Property Management are TGC Homes exclusive property management partner. This partnership ensures investors and landlords are represented more efficiently and effectively, delivering a seamless transition between build, settlement, and tenancy.

Please contact Co-Owner / Manager Peter Rawling to discuss your property management needs.



- ✓ Specialists in professionals relocating to Dunedin
- ✓ Dunedin's new-build townhouse property management experts
- ✓ Partner with organisations requiring rental solutions for their personnel

📞 027 268 2333

✉ PM@NZPS.CO.NZ

🌐 [NZPS.CO.NZ](https://www.nzps.co.nz)

 **NZPS**
Property Management

BETTER RENTAL EXPERIENCES

Maintenance Period and Warranties



Quality Control

We treat every home as if it was our own. From concept to design, construction to finishing, we pay close attention to every detail, ensuring each home is finished on schedule, to a high standard and to the specifications our clients agreed to. TGC Homes only use trusted products and proven building techniques, we use the same sub-contractors on each development and our on-site project managers tightly control the quality and delivery of the homes we build.

Defect Period and Structural Warranty

All TGC properties come with a 12-month defect period post build for faulty workmanship and faulty materials, and a 10-year structural warranty, pursuant with the Building Act.

Product Warranties

Quality and reliability are paramount to TGC Homes. Only quality products with excellent warranties supplied by trusted brands are used. Wherever possible TGC Homes source quality New Zealand brands and products to support local companies with whom TGC Homes has enduring relationships.

When you settle your TGC Homes property you will receive a welcome pack containing information on Warranties and Maintenance for the products used in the construction of the property. The products used carry manufacturers' warranties and are covered under the Consumer Guarantees Act.



How to Purchase

Secure Your New Build Townhouse for Only a 10% Deposit

TGC Homes' experienced team are here to guide you through the purchasing process which has been designed to be straightforward and transparent. It is our intention that you remain comfortable and confident during the purchasing process.

1

Choose your preferred Property

Talk to one of the team today if you need help deciding

2

Sign your contract

There is a ten business day due diligence period for you to discuss the contract with your solicitor and bank

3

Pay your 10% deposit

This money is securely held in escrow in our lawyer's trust account until settlement

4

Watch as the build progresses

Updates will be forwarded to you throughout the build process

5

Get ready for settlement

TGC Homes will make contact ahead of settlement so that your lawyer and finance provider can arrange for a smooth settlement day



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

Completed Developments

Cannington Road
Three bedroom luxury townhouses with garages



Albert Street
Two and three bedroom luxury townhouses



Durham Street
Two bedroom townhouses with garages



Grand Vesta
One, two and three bedroom townhouses



Corner Thorn
Two bedroom townhouses



27-31 Playfair Street
Two and three bedroom townhouses



135 SHETLAND | Wakari **SHOW HOME OPEN | 74 David St, Dunedin**
Sundays 11-12pm and Tuesdays 12:30-1:30pm

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/omissions. The material herein is prepared solely for marketing purposes prior to the commencement of construction and the approval of necessary Territorial Authority consents. The final building design and materials are subject to Dunedin City Council approval. The Developer reserves the right to increase or decrease the number of units/properties and therefore sizes and layouts of units/properties may vary. Changes may be made during development and all dimensions, finishes, fittings and specifications are subject to change in accordance with the terms of the Developer's Sale and Purchase Agreement. All unit/property areas are measured in accordance with the Sale and Purchase Agreement. All illustrations are artist's impressions only and are subject to change. Loose furniture and feature lighting are shown for illustration purposes only and are excluded from the purchase price. A full chattels list is included in the Developer's Sale and Purchase Agreement. The Developer's 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. The figures in the Property Investment cashflows are merely an assumption as such they should not be relied upon by buyers. This analysis does not constitute financial advice and is by way of example only. It makes various assumptions and does not take into account any personal financial situation. Prospective purchasers should obtain their own independent financial advice and validation of these figures.

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.





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