



OTAGO

58 Mailer St, Mornington,  
Dunedin

**equiti**

Licensed under the REAA 2008



# Contents

About Us	2
Show Home Opening Hours	3
Why Buy in Dunedin?	4
Pricing	5
Scheme Plan	6
Floor Plans	7
Location	16
Building Specifications	17
Rental Appraisal	19
Short-term Rental Airbnb Appraisal	21
2-Year Rental Guarantee	22
Warranties	23
How to Purchase	24
Completed Developments	25
Disclaimer	26



## 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



"The feedback from the tenants has been great."

LAURA DAY



"TGC certainly took the stress out of the build process and it was completed before the expected date."

BOYD MACPHERSON



[www.tgc.nz](http://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

Experience the quality of craftsmanship in our townhouses for yourself. Visiting our show home is a fantastic opportunity to get a true feel for the space and layout while speaking directly with our team. Discover how our thoughtfully designed homes optimise space, light, and functionality, creating a living experience that's both practical and beautiful.

## 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.**



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

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 current National led government has committed to a budget of \$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.

Investing 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.





Lot	Bed	Bath	Car Park	Floor Area (m²)	Land Area (m²)	Price	Rental Yield	Airbnb Consented
1	2	2	1	80.8	104	\$665k	5.16%	✓
2	3	2	1	99.8	63	\$735k	5.16%	✓
3	3	2	1	99	63	\$735k	5.16%	✓
4	3	2	1	99.8	62	\$735k	5.16%	✓
5	2	2	1	80.8	85	\$665k	5.16%	✓
6	3	2	1	99.8	65	\$725k	5.24%	✓
7	3	2	2	99.8	94	\$745k	5.17%	✓

# Scheme Plan



# Floor Plans



**2 bed, 2 bath, 1 car park townhouses**

Lots 1 and 5. For detailed plans refer to the S&P Agreement.



## 2 bed, 2 bath, 1 car park townhouses

MAILER STREET | Dunedin

Lots 1 and 5. For detailed plans refer to the S&P Agreement.

### First Floor



### Ground Floor



Lots 1 and 5 are generously sized 2-bedroom, 2-bathroom, 1-car park townhouses located along the eastern boundary of the property. Occupants will enter the property from the car park into the open plan kitchen, dining and living area on the ground floor. The entertainer's kitchen comes complete with an interior designer selected colour scheme, an island bench, stone benchtops and heritage styled chrome tapware and cabinetry handles. The eastern facing living rooms opens out onto a private outdoor courtyard providing great indoor-outdoor flow for summer entertaining. A storage cupboard is located under the stairwell, where the hot water cylinder and combination washer/dryer will be located.



Upstairs the eastern facing master bedroom, with its own ensuite and wardrobe with built in joinery, has amazing views over the city and out to the Pacific Ocean. The guest bedroom, with its own wardrobe and built-in organiser, and the main bathroom is also located on the first floor. A linen cupboard is located above the stairwell.





# Floor Plans



**3 bed, 2 bath, 1-2 car park townhouses**

Lots 2, 3, 4, 6 and 7. For detailed plans refer to the S&P Agreement.



## 3 bed, 2 bath, 1-2 car park townhouses

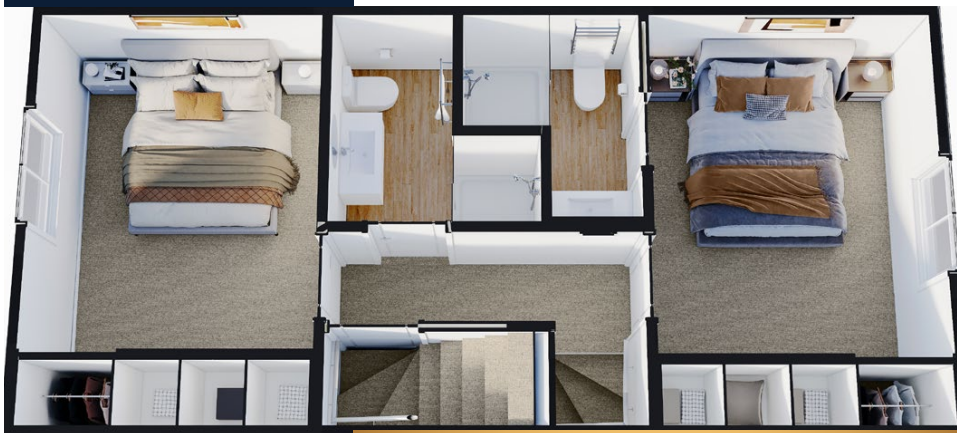
MAILER STREET | Dunedin

Lots 2, 3, 4, 6 and 7. For detailed plans refer to the S&P Agreement.

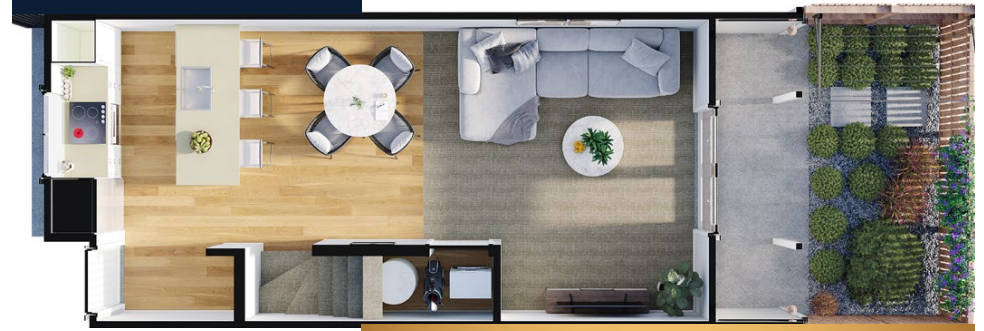
### Second Floor



### First Floor



### Ground Floor



Lots 2, 3, 4, 6 are generously sized 3-bedroom, 2-bathroom, 1-car park townhouses, while Lot 7 is a 3-bedroom, 2-bathroom, 2-car park townhouse. Lots 2 to 4 are on the eastern boundary of the property and have great views over the city and out to the Pacific Ocean. Lots 6 and 7 are on the northern boundary of the property with great street presence and all-day sun.

The entrance opens onto the ground floor where the open plan kitchen, dining and living area is located. The entertainer's kitchen comes complete with an interior designer selected colour scheme, an island bench, stone benchtops and heritage styled chrome tapware and cabinetry handles. The living room opens out onto either a northern or eastern facing private outdoor courtyard providing great indoor-outdoor flow for summer entertaining. A storage cupboard is located under the stairwell, where the hot water cylinder and combination washer/dryer will be located.





# 3 bed, 2 bath, 1-2 car park townhouses

On the first floor, for Lots 2 to 4, the eastern facing master bedroom has amazing views out to the Pacific Ocean, while for Lots 6 and 7, the northern facing master bedroom has views out to Mount Cargill. The master comes with its own ensuite and wardrobe with a built in organiser. The guest bedroom, with its own wardrobe and built-in organiser, and the main bathroom is also located on the first floor.

On the second floor is the loft style, third bedroom with an open stairwell and skylight to allow the passage of natural light and a spacious feeling. The bedroom comes with its own wardrobe with a built-in organiser and a heat pump to ensure the room remains comfortable in the summer months. A study nook is located on this floor with amazing views over the city from the unique, elevated position.



# Location



Nestled in the heart of Mornington, one of the few fully serviced suburbs in Dunedin, this development offers the perfect balance of convenience and community. Ideally positioned along Mailer Street, residents will enjoy easy access to the full range of amenities, including local shops, supermarkets, cafés and the local medical centre. As well as being along main public transport routes into the CBD. Families will appreciate the proximity to nearby schools and kindergartens, while Mornington Park and Jubilee Park offer an abundance of outdoor recreation space within walking distance. With the vibrant city centre only a five minute drive away, this location truly delivers on lifestyle and practicality.



# Building Specifications

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.

## Exterior Specifications

### Weatherboards

- Timber weatherboards, 187x18 pre-primed Rusticated Profile, painted Resene Gloss Cobblestone Resene.

### Weatherboard Corner Boards and Window Surrounds

- Timber corner boards and window surrounds painted Coloursteel Colour Appliance White.

### Window Box Planters

- Window box planters painted Karaka.

### Roof

- Karaka 0.4mm Colorcote/Colorsteel corrugated roofing.

### Fascias, Gutters, Rainwater Heads and Downpipes

- Appliance White .55mm Colorcote/Colorsteel metal 185mm fascia's, 125mm Classic Old Gothic spouting and rain water heads.
- Appliance White .55mm Colorcote/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.

### Windows and Door Joinery

- Appliance White Altherm Window Systems joinery, powder coated aluminium, double glazed glass.

### Insulation/Energy Efficiency

- All insulation specifications designed to meet the Building Codes H1 Energy Efficiency requirements.
- Ribraft foundations R0.8.
- Exterior and Intertency walls glass wool insulation R2.6.
- Ceiling glass wool insulation R4.5.
- Glazing R0.5.

### Intertency 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.

### Road Front Fencing

- 1.5m high, H3.2 Gothic Profile Picket Fence with 70mm wide pickets and 25mm gap between, painted Appliance White.

### Exterior Lighting

- 2 x downlights or wall lights to all outdoor areas.
- 1-2 downlights or wall lights and 1 x recessed sensor to all front door entrances wired back to the MSB.
- Wall lights – Black Parol Exterior Cylinder Glass with Cage Wall Lights IP44.

### 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

- Natural 668E 6060mm x 2420mm reinforced, 75mm thick, 20mpa concrete, swirl finish.

### Driveway and Car Parking

- Natural 668E 6060mm x 2420mm reinforced, 100mm thick, 20mpa concrete, broom finish. Car parking is designed for 85th percentile vehicles.



# Building Specifications

## Interior Specifications

### Flooring

- Kitchen, dining and bathrooms – Robert Malcolm Moduleo Brandy 22231 artificial timber vinyl planking.
- Living, bedrooms, stairs and hallway – Woollen woven loop pile Bremworth Kensho Wool Carpet Awaken with 9.5mm underlay

### Paint

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

### Window Coverings

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

### Kitchen

- Artificial stone, kymira crystal benchtop with undermount stainless steel bowl and Kingsley Kitchen Mixer chrome tapware.
- Kitchen cabinetry and island bench cabinetry melamine white pearl.
- Splashback 300x100 gloss white subway tiles laid vertically stack bond with light grey mortar grout
- Haier by Fisher & Paykel Electric Cooktop, 60cm HCE604TB3 recessed flush with benchtop
- Haier by Fisher & Paykel Electric Cooktop, 60cm HCE604TB3 recessed flush with benchtop
- Stainless Steel Fisher and Paykel single dish draw Model DD60SAX9.

### Bathrooms

- Newline Samara acrylic flat wall, white, various sizes, centre waste.
- White newline velino wall hung two drawer vanity with chrome half 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.

### 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 – white elfa adjustable shelving.

### Internal Doors

- 2.4m high Tung & Groove MDF pre-hung paint finish hollow core doors with architrave reveals painted. Cardrona Half with Windsor Halo Series – Round Orion brushed nickel hardware

### Heating

- 1 x White high wall Mitsubishi GS heatpump in all living areas, sized to meet healthy homes standards. For Lots 2-4, 6 & 7 an additional white high wall Mitsubishi GS heatpump is installed in all loft bedrooms.

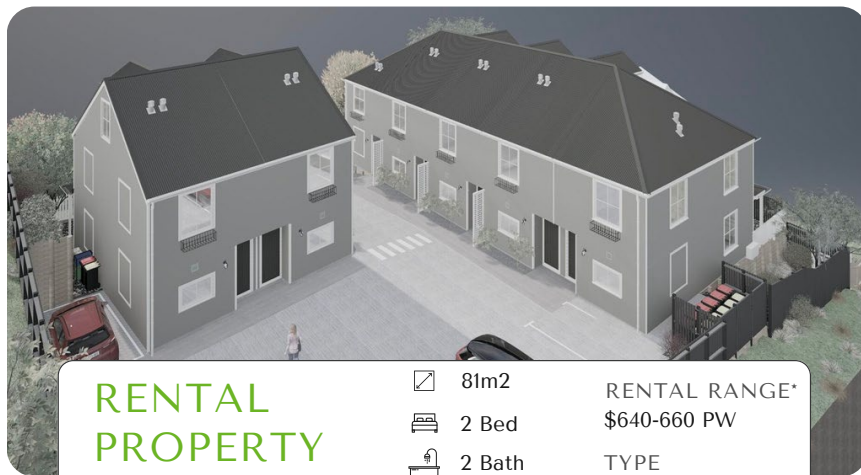




# Rental Appraisal

## LOTS 1 & 5 / 58 MAILER STREET MORNINGTON

FEB 2025



### RENTAL PROPERTY APPRAISAL

81m2	RENTAL RANGE*
2 Bed	\$640-660 PW
2 Bath	TYPE
1 carpark	Townhouse

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

These quality new-build townhouses are in a sought after suburb and convenient rental location. Modern, warm, low maintenance and close to a variety of excellent shopping amenities.

NZPS are TGC Homes property management partner. Our exclusive partnership ensures we can represent investors more efficiently and effectively, delivering a seamless transition between build, settlement, and tenancy.

We are specialists in marketing and managing Dunedin's new-build townhouses and premium rental properties. Please contact Peter Rawling for further information.



- ✓ 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

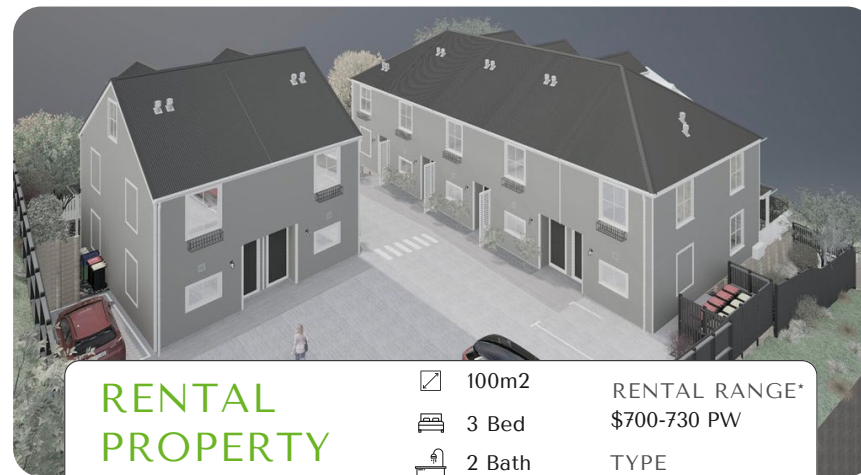
 **NZPS**  
Property Management

BETTER RENTAL EXPERIENCES

# Rental Appraisal

## LOTS 2, 3, 4, 6 / 58 MAILER STREET MORNINGTON

FEB 2025



### RENTAL PROPERTY APPRAISAL

100m2	RENTAL RANGE*
3 Bed	\$700-730 PW
2 Bath	TYPE
1 carpark	Townhouse

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

## LOT 7 / 58 MAILER STREET MORNINGTON

### RENTAL PROPERTY APPRAISAL

100m2	RENTAL RANGE*
3 Bed	\$710-740 PW
2 Bath	TYPE
2 carpark	Townhouse

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

- ✓ 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

 **NZPS**  
Property Management

BETTER RENTAL EXPERIENCES



# Short-term Rental Appraisal



**Edinburgh Short Stays** is a short-term property management service offering you a profitable and successful investment opportunity. We manage several inner-city apartments that are popular due to their location and modern design, like the townhouses available by TGC Homes on Mailer Street.

Property owners will enjoy our personalised approach – with full access to professional property management, marketing, and financial reporting services. Our marketing and design team are dedicated to highlighting your property at its best over multiple websites and major booking portals for maximum exposure. We list both short-term nightly rentals as well as longer-term rentals for one month or more.

Most importantly, our team is dedicated to your success in this rapidly growing market. Relax, leave everything to us, and enjoy the benefits of your investment.

## Heritage-Style Townhouses on Mailer Street, Mornington

Conveniently positioned, these beautifully appointed luxury townhouses with OSP will attract both our corporate guests and the more casual families wanting to be close to the CBD while staying in a sought-after suburb.

### Lots 1 and 5: 🛏️ 2 🚿 2 🚗 1

The predicted nightly rate in our current market is \$290-\$490, depending on occupancy and demand, with an event rate of \$650+ a night.

### Lots 2, 3, 4 and 6: 🛏️ 3 🚿 2 🚗 1

The predicted nightly rate in our current market is \$320-\$550, depending on occupancy and demand, with an event rate of \$750+ a night.

### Lot 7: 🛏️ 3 🚿 2 🚗 2

The predicted nightly rate in our current market is \$380-\$580, depending on occupancy and demand, with an event rate of \$750+ a night.

Events include Forsyth Barr Stadium and the many graduation ceremonies that create a larger demand for our properties. Occupancy in peak season November - April is expected to be between 70-90+%. Occupancy in low season May – October does fall to around 30% - 40% but does depend on what is happening in Dunedin and the quality of the property - these properties are high standard and in an excellent location so occupancy could be a lot more than standard.

For further information on what we offer and a more detailed breakdown of income/expenses, please contact Evie.

**Evie Newton** 021 676 211 [evie@edinburgh.co.nz](mailto:evie@edinburgh.co.nz)



[edinburghshortstays.co.nz](http://edinburghshortstays.co.nz)

# 2-Year Rental Guarantee

## TGC Guarantee\*

As property investors ourselves, here at TGC Homes we understand that cash flow is important when it comes to successful property investment. That is why we have decided to remove some of the uncertainty out of your investment decision, by providing a 2-Year Rental Guarantee for any homes purchased from us. This means you know exactly what the minimum revenue is, that your rental property will earn for the first two years of ownership.

## Your Minimum Revenue

This means for the first two years post settlement we will guarantee the following minimum weekly and annual rental incomes for Mailer Street | Dunedin:

### For Lots 1 and 5:

Weekly rental income of \$660, annual rental income of \$34,320.

### For Lots 2, 3, 4 and 6:

Weekly rental income of \$730, annual rental income of \$37,960.

### For Lot 7:

Weekly rental income of \$740, annual rental income of \$38,480.

\*Ts&Cs apply, contact our team to find out more.





# 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

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



**Brunel Street**  
One and two bedroom townhouses with garages



**Napier Street**  
Two bedroom freehold townhouses



**Durham Street**  
Two bedroom townhouses with garages



**Grand Vesta**  
One, two and three bedroom townhouses



**MAILER STREET | Dunedin** **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 draws on 17 years of experience in both the financial service and new-build space. Hamish is the director of the company. He is also an licensed salesperson.



**Jordan Gosden** | Operations Manager

jordan@equiti.co.nz | 02102299177

Jordan has worked within real estate for the last 9 years. She manages the systems and IT, implements process and strategy and is the glue to our company.



**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.