



AUCKLAND

Chelsea Rise, 82 Mokoia Rd,  
Birkenhead

**equiti**

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# Chelsea Rise, 82 Mokoia Rd, Birkenhead, Auckland

Nestled in the heart of Birkenhead Village atop a sun-drenched ridge, Chelsea Rise offers a selection of well-appointed residences, ranging from one to three bedrooms.

73 apartments comprising:

- 1 bed, 1 bed + flexi, 2 bed, 3 bed & 3 bed + flexi apartments
- 4 luxurious 3-bedroom penthouses
- Car parks available
- Designed by Babbage
- Developed by award-winning developer Construct Property
- Views of the Waitemata Harbour

Every apartment is equipped with European appliances and specified with premium materials, carefully chosen for their aesthetic appeal, comfort, and durability. Choose your preferred colour scheme from our curated material palettes to personalise your apartment.

Built by the successful team behind the award winning SugarTree development in Auckland's CBD, consisting of 3 apartment complexes and over 700 apartments, has come together again to bring you Chelsea Rise.

Led by experienced developer Darren Brown, Chelsea Rise harnesses the outstanding capabilities of leading companies like Babbage Consultants, Greenstone Group, Harrison Grierson and WT Partnership to give you unparalleled confidence in the delivery of this project.



# PRICE LIST

6 MAY 2025

APARTMENT	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
PENTHOUSE SUITES	3 BED 231.2m <sup>2</sup>	3 BED 231.2m <sup>2</sup>	3 BED 226.4m <sup>2</sup>	3 BED 226.4m <sup>2</sup>											
	\$3,850,000	\$4,500,000	\$4,500,000	\$4,250,000											
LEVEL 6	2 BED 68.5m <sup>2</sup>	2 BED 66.3m <sup>2</sup>	3 BED 104.9m <sup>2</sup>	3 BED 104.9m <sup>2</sup>	3 + FLEXI 134.7m <sup>2</sup>	1 + FLEXI 61.2m <sup>2</sup> <b>SOLD</b>	1 BED 46.2m <sup>2</sup>	3 BED 93.9m <sup>2</sup>	2 BED 69.2m <sup>2</sup>	3 BED 94.0m <sup>2</sup>	1 BED 46.2m <sup>2</sup>	1 + FLEXI 61.2m <sup>2</sup>			
	\$1,235,000+	\$1,235,000+	\$2,095,000	\$2,225,000	\$2,725,000	\$1,145,000+	\$929,000	\$2,345,000	\$1,420,000+	\$2,345,000	\$859,000	\$1,065,000			
LEVEL 5	2 BED 68.5m <sup>2</sup>	2 BED 66.3m <sup>2</sup>	3 BED 104.9m <sup>2</sup>	3 BED 104.9m <sup>2</sup>	3 + FLEXI 134.7m <sup>2</sup>	1 + FLEXI 61.2m <sup>2</sup> <b>SOLD</b>	1 BED 46.2m <sup>2</sup>	3 BED 93.9m <sup>2</sup> <b>SOLD</b>	2 BED 69.2m <sup>2</sup>	3 BED 94.0m <sup>2</sup>	1 BED 46.2m <sup>2</sup>	1 + FLEXI 61.2m <sup>2</sup>			
	\$1,205,000+	\$1,205,000+	\$2,045,000	\$2,125,000	\$2,635,000	\$1,095,000	\$899,000	\$2,145,000	\$1,370,000+	\$2,145,000	\$829,000	\$1,025,000			
LEVEL 4	2 BED 68.5m <sup>2</sup>	2 BED 65.4m <sup>2</sup>	1 BED 53.5m <sup>2</sup>	1 BED 48.1m <sup>2</sup>	1 BED 48.1m <sup>2</sup>	1 BED 53.5m <sup>2</sup> <b>SOLD</b>	2 BED 65.4m <sup>2</sup> <b>SOLD</b>	2 BED 68.5m <sup>2</sup>	1 + FLEXI 61.2m <sup>2</sup> <b>SOLD</b>	1 BED 46.2m <sup>2</sup> <b>SOLD</b>	3 BED 93.9m <sup>2</sup>	2 BED 69.2m <sup>2</sup>	3 BED 94.0m <sup>2</sup>	1 BED 46.2m <sup>2</sup> <b>SOLD</b>	1 + FLEXI 61.2m <sup>2</sup>
	\$1,160,000	\$1,160,000	\$855,000	\$769,000	\$769,000	\$955,000	\$1,245,000	\$1,265,000	\$1,045,000	\$869,000	\$1,995,000	\$1,345,000	\$1,995,000	\$799,000	\$985,000
LEVEL 3	2 BED 68.5m <sup>2</sup>	2 BED 65.4m <sup>2</sup>	1 BED 53.5m <sup>2</sup> <b>SOLD</b>	1 BED 48.1m <sup>2</sup>	1 BED 48.1m <sup>2</sup>	1 BED 53.5m <sup>2</sup>	2 BED 65.4m <sup>2</sup>	2 BED 68.5m <sup>2</sup>	1 + FLEXI 61.2m <sup>2</sup> <b>SOLD</b>	1 BED 46.2m <sup>2</sup> <b>SOLD</b>	3 BED 93.9m <sup>2</sup>	2 BED 69.2m <sup>2</sup> <b>SOLD</b>	3 BED 94.0m <sup>2</sup>	1 BED 46.2m <sup>2</sup> <b>SOLD</b>	1 + FLEXI 61.2m <sup>2</sup>
	\$1,130,000	\$1,130,000	\$815,000	\$749,000	\$749,000	\$915,000	\$1,155,000+	\$1,135,000	\$935,000	\$779,000	\$1,795,000	\$1,245,000	\$1,795,000	\$769,000	\$935,000
LEVEL 2	2 BED 65.8m <sup>2</sup>	2 BED 65.4m <sup>2</sup>			1 BED 46.2m <sup>2</sup> <b>SOLD</b>	2 BED 65.4m <sup>2</sup>	2 BED 65.8m <sup>2</sup>	1 + FLEXI 61.2m <sup>2</sup> <b>SOLD</b>	1 BED 46.2m <sup>2</sup> <b>SOLD</b>	3 BED 93.9m <sup>2</sup>	2 BED 69.2m <sup>2</sup> <b>SOLD</b>	3 BED 94.1m <sup>2</sup>	1 BED 46.2m <sup>2</sup>	1 + FLEXI 61.2m <sup>2</sup> <b>SOLD</b>	
	\$1,050,000	\$1,050,000			\$965,000+	\$1,070,000	\$1,070,000	\$895,000	\$749,000	\$1,675,000	\$1,170,000	\$1,675,000	\$739,000	\$885,000	
LEVEL 1	1 + FLEXI 61.2m <sup>2</sup>	1 BED 46.2m <sup>2</sup>	3 BED 93.9m <sup>2</sup>	2 BED 69.2m <sup>2</sup>	3 BED 94.0m <sup>2</sup>	1 BED 46.2m <sup>2</sup>	1 + FLEXI 61.2m <sup>2</sup>								
	\$879,000	\$739,000	\$1,575,000	\$1,070,000	\$1,575,000	\$729,000	\$869,000								

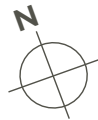
ALL PENTHOUSE pricing includes a TANDEM CAR PARK. ALL 3 BED pricing includes a SINGLE CAR PARK.

+Where indicated, these 2 bed apartments may purchase a car park separately - contact us for details

ESTIMATED ANNUAL BODY CORPORATE FEES							
1 BED	1 + FLEXI	2 BED	3 BED	3 + FLEXI	PENTHOUSE	CARPARK SINGLE	CARPARK TANDEM
\$2,100 - \$2,800 pa	\$2,500 - \$3,300 pa	\$3,200 - \$4,500 pa	\$5,000 - \$7,500 pa	\$8,300 - \$8,600 pa	\$11,100 - \$13,000 pa	\$225 - \$250 pa	\$310 - \$350 pa

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PENTHOUSE  
FLOOR PLAN

UNIT	BEDS	INTERNAL (m <sup>2</sup> )	BALCONY (m <sup>2</sup> )	TOTAL (m <sup>2</sup> )
701	3	154.4	76.8	231.2
702	3	154.4	76.8	231.2
703	3	154.4	72.0	226.4
704	3	154.4	72.0	226.4

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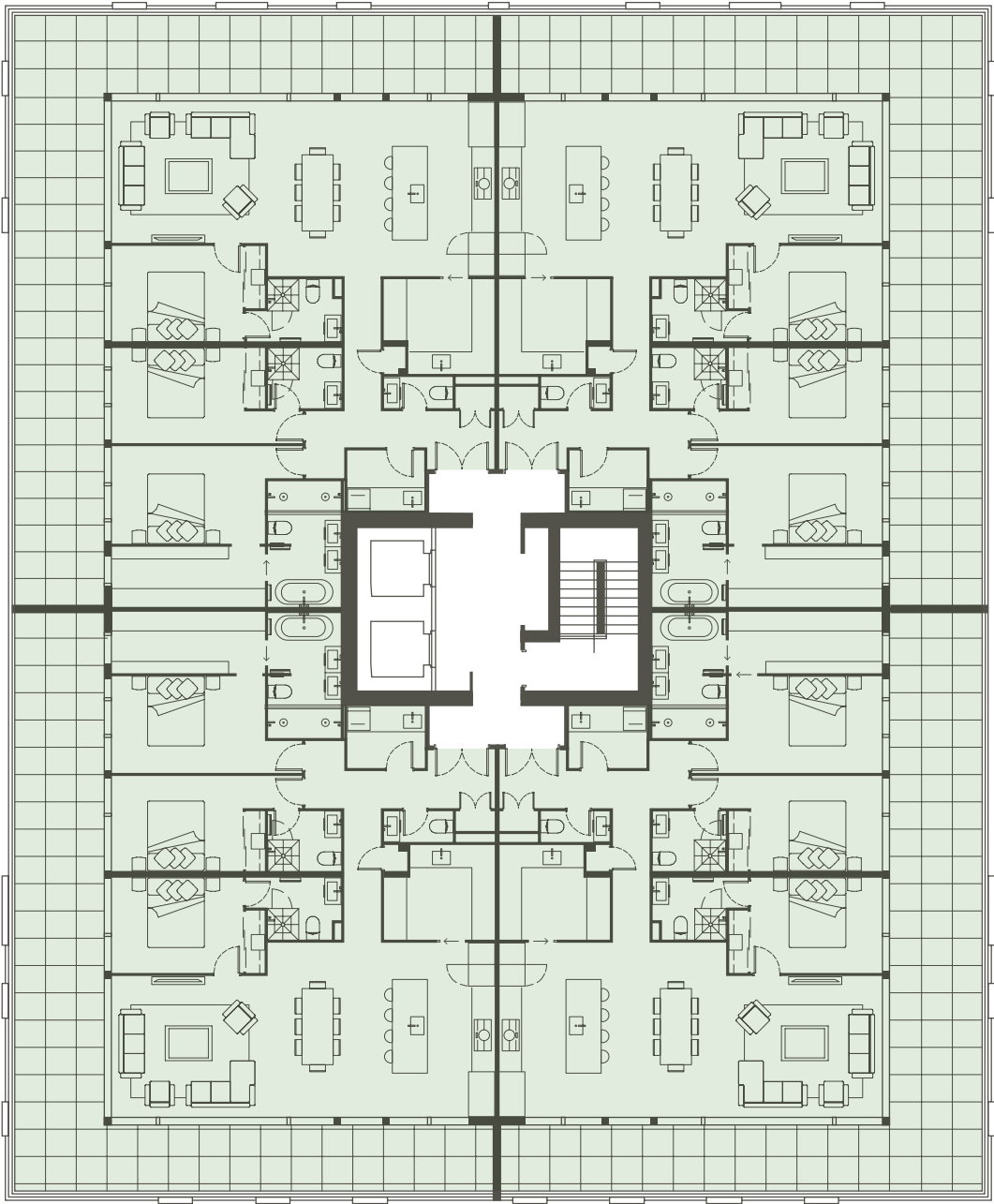
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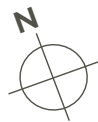
**701**  
231.2m<sup>2</sup>  
\$3,850,000  
Incl. tandem  
carpark

**704**  
226.4m<sup>2</sup>  
\$4,250,000  
Incl. tandem  
carpark

**702**  
231.2m<sup>2</sup>  
\$4,500,000  
Incl. tandem  
carpark

**703**  
226.4m<sup>2</sup>  
\$4,500,000  
Incl. tandem  
carpark





## LEVEL 6 FLOOR PLAN

UNIT	BEDS	INTERNAL (M <sup>2</sup> )	BALCONY (M <sup>2</sup> )	TOTAL (M <sup>2</sup> )
601	2	64.1	4.4	68.5
602	2	62.1	4.2	66.3
603	2/3	99.4	5.5	104.9
604	2/3	99.4	5.5	104.9
605	3+ Flexi	126.1	8.6	134.7
606	1+ Flexi	55.1	6.1	61.2
607	1	40.0	6.2	46.2
608	2/3	85.0	8.9	93.9
609	2	61.3	7.9	69.2
610	2/3	85.1	8.9	94.0
611	1	40.0	6.2	46.2
612	1+ Flexi	55.1	6.1	61.2

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**603**  
104.9m<sup>2</sup>

\$2,095,000  
Incl. carpark

**602**  
66.3m<sup>2</sup>

\$1,235,000

**601**  
68.5m<sup>2</sup>

\$1,235,000

**612**  
61.2m<sup>2</sup>

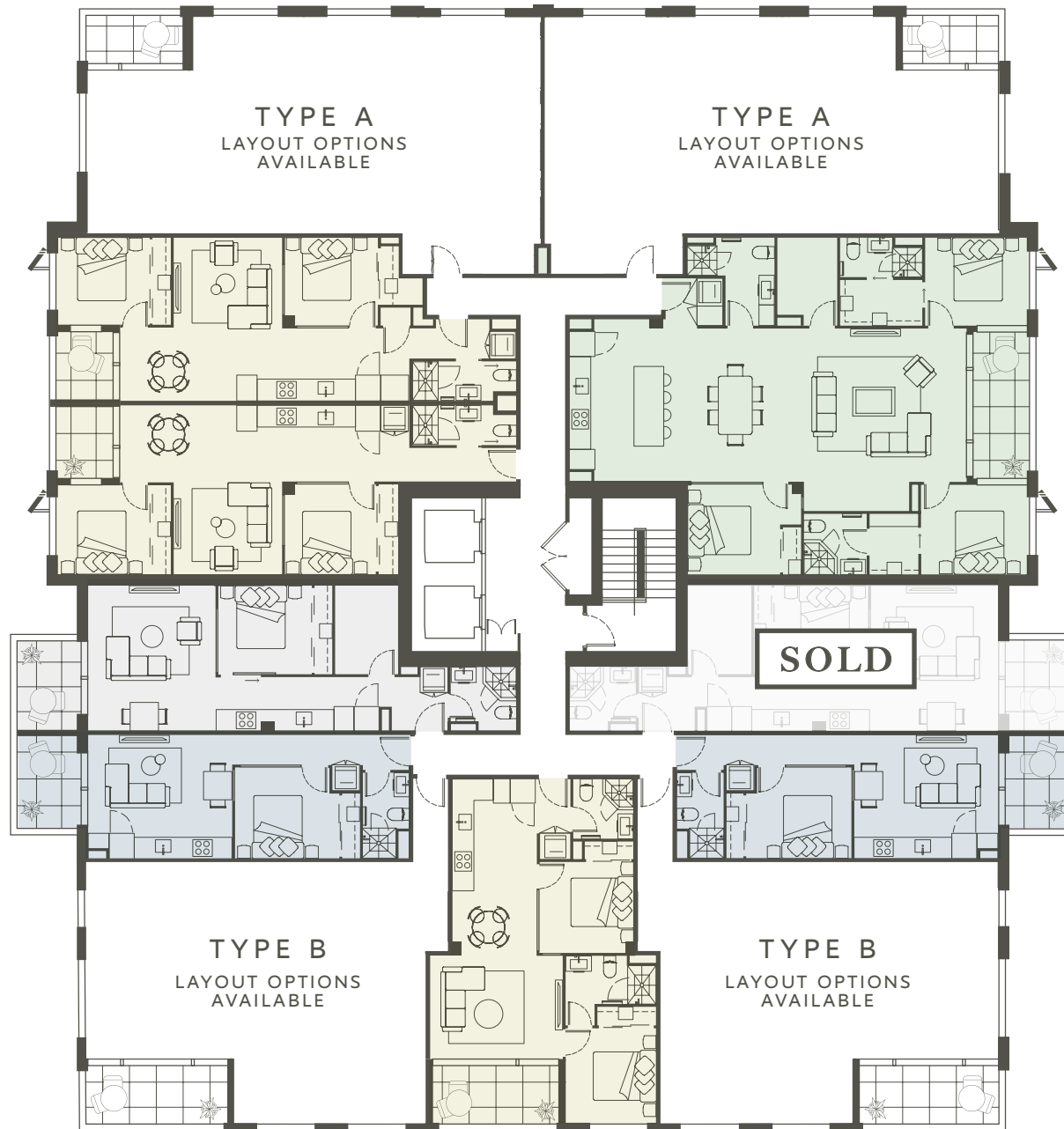
\$1,065,000

**611**  
46.2m<sup>2</sup>

\$859,000

**610**  
94.0m<sup>2</sup>

\$2,345,000  
Incl. carpark



**604**  
104.9m<sup>2</sup>

\$2,225,000  
Incl. carpark

**605**  
134.7m<sup>2</sup>

\$2,725,000  
Incl. carpark

**606**  
61.2m<sup>2</sup>

**607**  
46.2m<sup>2</sup>

\$929,000

**608**  
93.9m<sup>2</sup>

\$2,345,000  
Incl. carpark

**609 / 69.2m<sup>2</sup>**

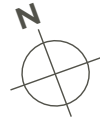
\$1,420,000

## LEVEL 5 FLOOR PLAN

UNIT	BEDS	INTERNAL (M <sup>2</sup> )	BALCONY (M <sup>2</sup> )	TOTAL (M <sup>2</sup> )
501	2	64.1	4.4	68.5
502	2	62.1	4.2	66.3
503	2/3	99.4	5.5	104.9
504	2/3	99.4	5.5	104.9
505	3+ Flexi	126.1	8.6	134.7
506	1+ Flexi	55.1	6.1	61.2
507	1	40.0	6.2	46.2
508	2/3	85.0	8.9	93.9
509	2	61.3	7.9	69.2
510	2/3	85.1	8.9	94.0
511	1	40.0	6.2	46.2
512	1+ Flexi	55.1	6.1	61.2

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**503**  
104.9m<sup>2</sup>  
\$2,045,000  
Incl. carpark

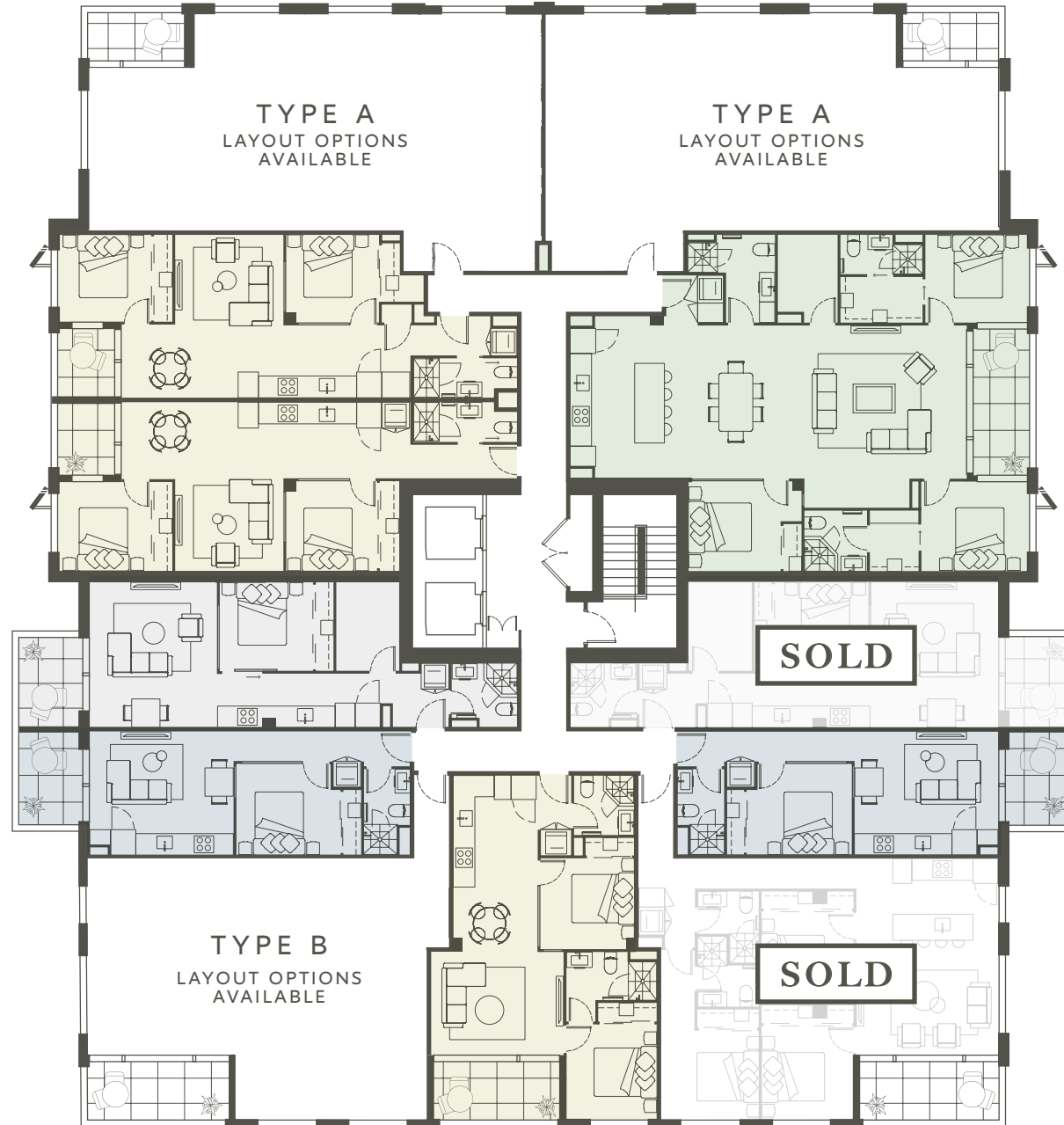
**502**  
66.3m<sup>2</sup>  
\$1,205,000

**501**  
68.5m<sup>2</sup>  
\$1,205,000

**512**  
61.2m<sup>2</sup>  
\$1,025,000

**511**  
46.2m<sup>2</sup>  
\$829,000

**510**  
94.0m<sup>2</sup>  
\$2,145,000  
Incl. carpark



**504**  
104.9m<sup>2</sup>  
\$2,125,000  
Incl. carpark

**505**  
134.7m<sup>2</sup>  
\$2,635,000  
Incl. carpark

**506**  
61.2m<sup>2</sup>

**507**  
46.2m<sup>2</sup>  
\$899,000

**508**  
93.9m<sup>2</sup>

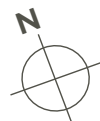
**509 / 69.2m<sup>2</sup>**  
\$1,370,000

## LEVEL 4 FLOOR PLAN

UNIT	BEDS	INTERNAL (M <sup>2</sup> )	BALCONY (M <sup>2</sup> )	TOTAL (M <sup>2</sup> )
401	2	64.1	4.4	68.5
402	2	61.2	4.2	65.4
403	1	48.0	5.5	53.5
404	1	41.6	6.5	48.1
405	1	41.6	6.5	48.1
406	1	48.0	5.5	53.5
407	2	61.2	4.2	65.4
408	2	64.1	4.4	68.5
409	1+ Flexi	55.1	6.1	61.2
410	1	40.0	6.2	46.2
411	2/3	85.0	8.9	93.9
412	2	61.3	7.9	69.2
413	2/3	85.1	8.9	94.0
414	1	40.0	6.2	46.2
415	1+ Flexi	55.1	6.1	61.2

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**403**  
53.5m<sup>2</sup>

**402**  
65.4m<sup>2</sup>

\$1,160,000

**401**  
68.5m<sup>2</sup>

\$1,160,000

**415**  
61.2m<sup>2</sup>

\$985,000

**414**  
46.2m<sup>2</sup>

**413**  
94.0m<sup>2</sup>

\$1,995,000  
Incl. carpark

**404 / 48.1m<sup>2</sup>**

\$769,000

**405 / 48.1m<sup>2</sup>**

\$769,000

**406**  
53.5m<sup>2</sup>

**407**  
65.4m<sup>2</sup>

**408**  
68.5m<sup>2</sup>

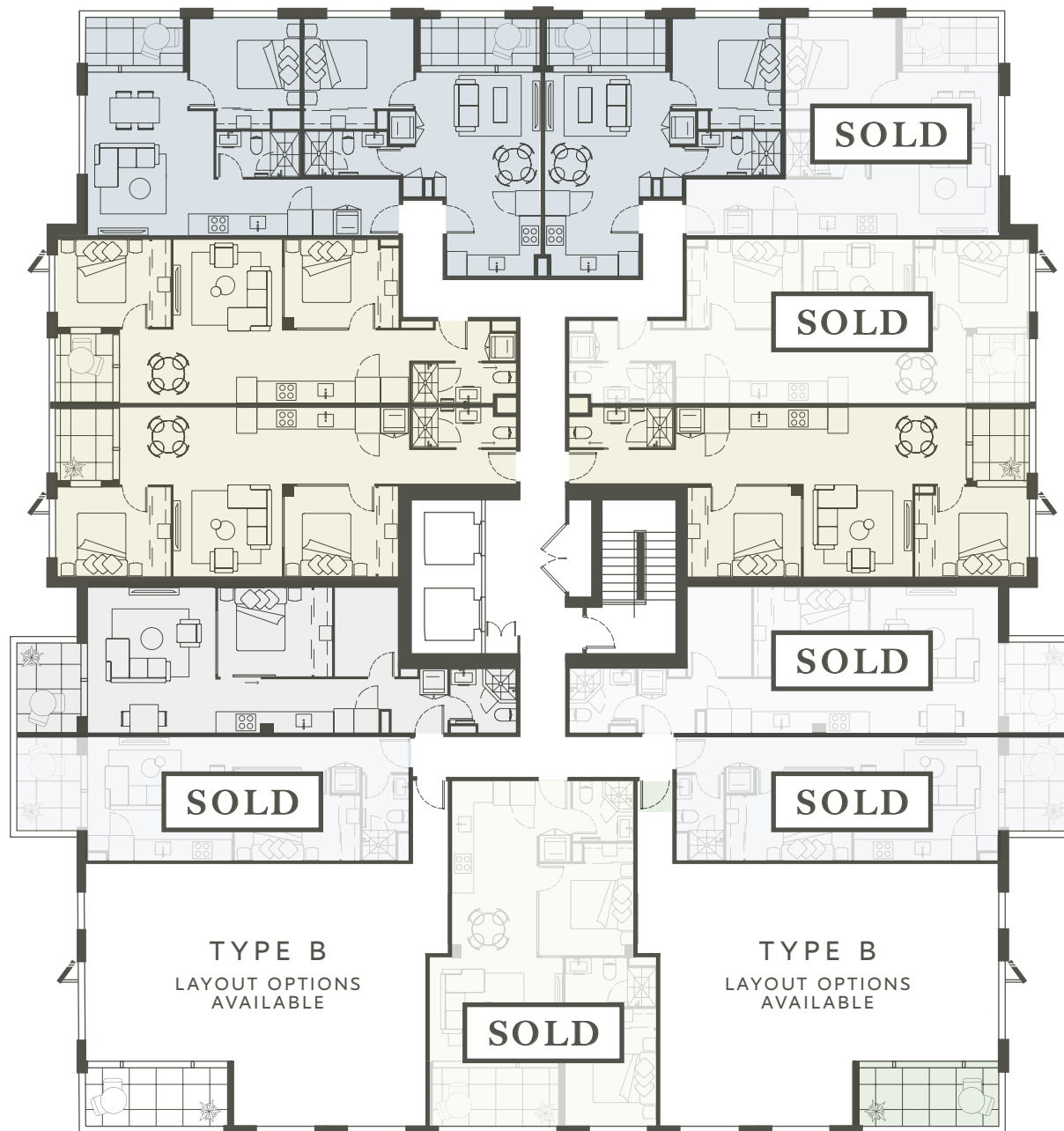
\$1,265,000

**409**  
61.2m<sup>2</sup>

**410**  
46.2m<sup>2</sup>

**411**  
93.9m<sup>2</sup>

\$1,995,000



**TYPE B**  
LAYOUT OPTIONS  
AVAILABLE

**TYPE B**  
LAYOUT OPTIONS  
AVAILABLE

**412 / 69.2m<sup>2</sup>**

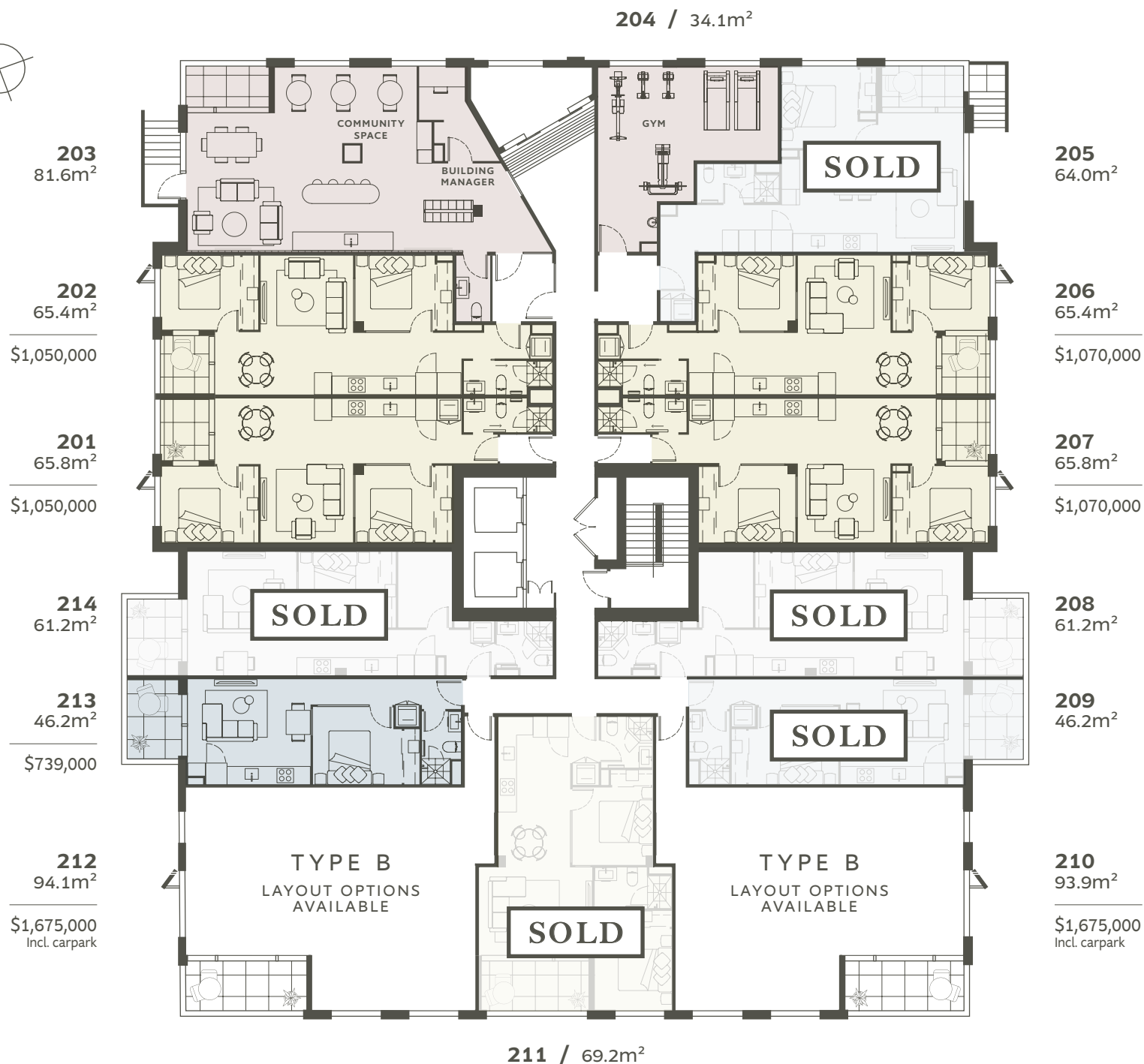
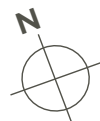


## LEVEL 2 FLOOR PLAN

UNIT	BEDS	INTERNAL (M <sup>2</sup> )	BALCONY (M <sup>2</sup> )	TOTAL (M <sup>2</sup> )
201	2	61.5	4.3	65.8
202	2	61.3	4.1	65.4
203		76.1	5.5	81.6
204		34.1		34.1
205	1	58.5	5.5	64.0
206	2	61.2	4.2	65.4
207	2	61.4	4.4	65.8
208	1+ Flexi	55.1	6.1	61.2
209	1	40.0	6.2	46.2
210	2/3	85.0	8.9	93.9
211	2	61.3	7.8	69.2
212	2/3	85.2	8.9	94.1
213	1	40.0	6.2	46.2
214	1+ Flexi	55.1	6.4	61.2

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## LEVEL 1 FLOOR PLAN

UNIT	BEDS	INTERNAL (M <sup>2</sup> )	BALCONY (M <sup>2</sup> )	TOTAL (M <sup>2</sup> )
101	1+ Flexi	55.1	6.1	61.2
102	1	40.0	6.2	46.2
103	2/3	85.0	8.9	93.9
104	2	61.3	7.8	69.2
105	2/3	85.1	8.9	94.0
106	1	40.0	6.2	46.2
107	1+ Flexi	55.1	6.1	61.2

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**107**  
61.2m<sup>2</sup>

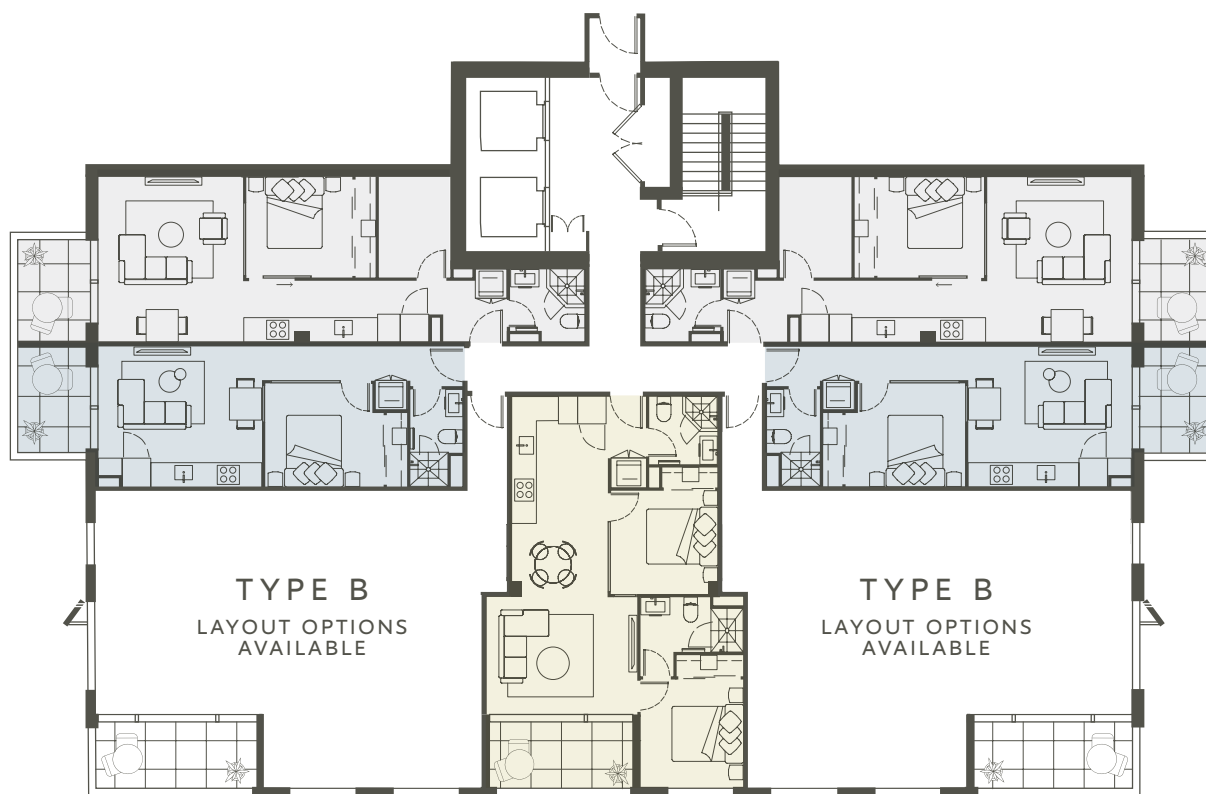
\$869,000

**106**  
46.2m<sup>2</sup>

\$729,000

**105**  
94.0m<sup>2</sup>

\$1,575,000  
Incl. carpark



**101**  
61.2m<sup>2</sup>

\$879,000

**102**  
46.2m<sup>2</sup>

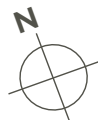
\$739,000

**103**  
93.9m<sup>2</sup>

\$1,575,000  
Incl. carpark

**104 / 69.2m<sup>2</sup>**

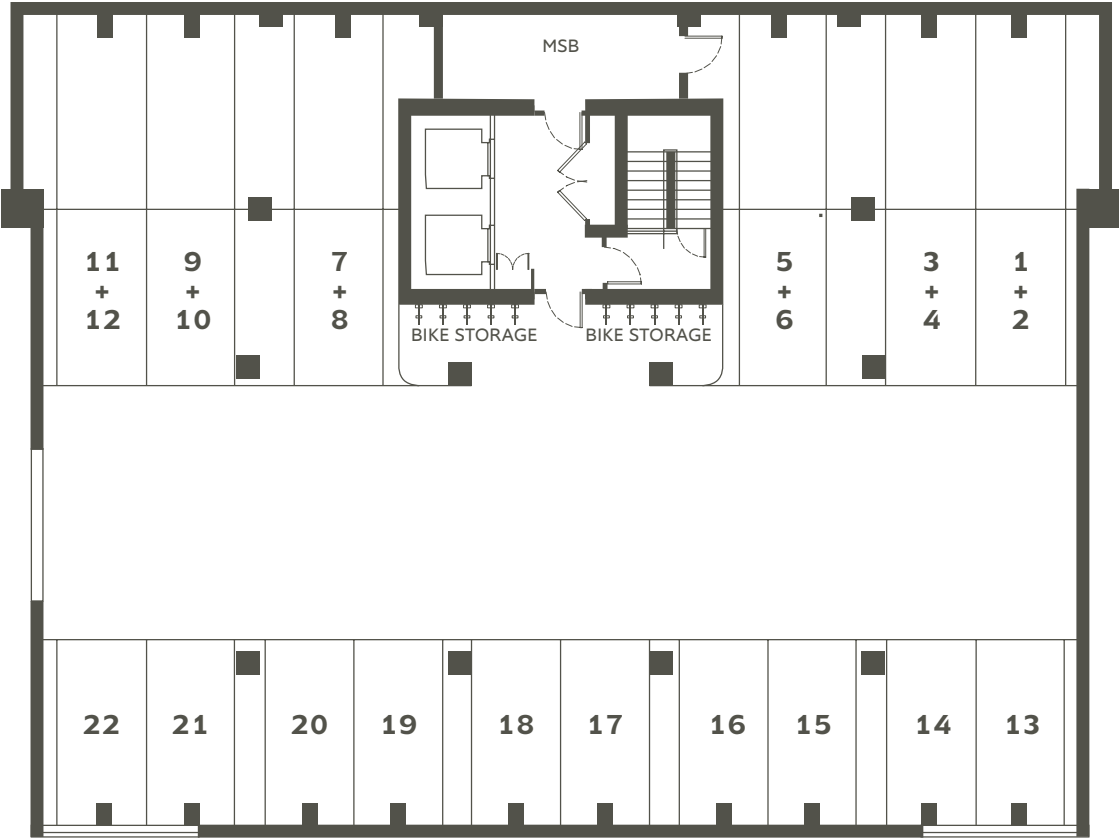
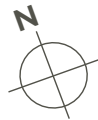
\$1,070,000



## LEVEL 1 CARPARK

[WWW.CHELSEARISE.CO.NZ](http://WWW.CHELSEARISE.CO.NZ)

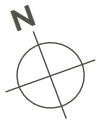
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BASEMENT  
CARPARK

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MOKOIA ROAD

MOKOIA ROAD SERVICE LANE

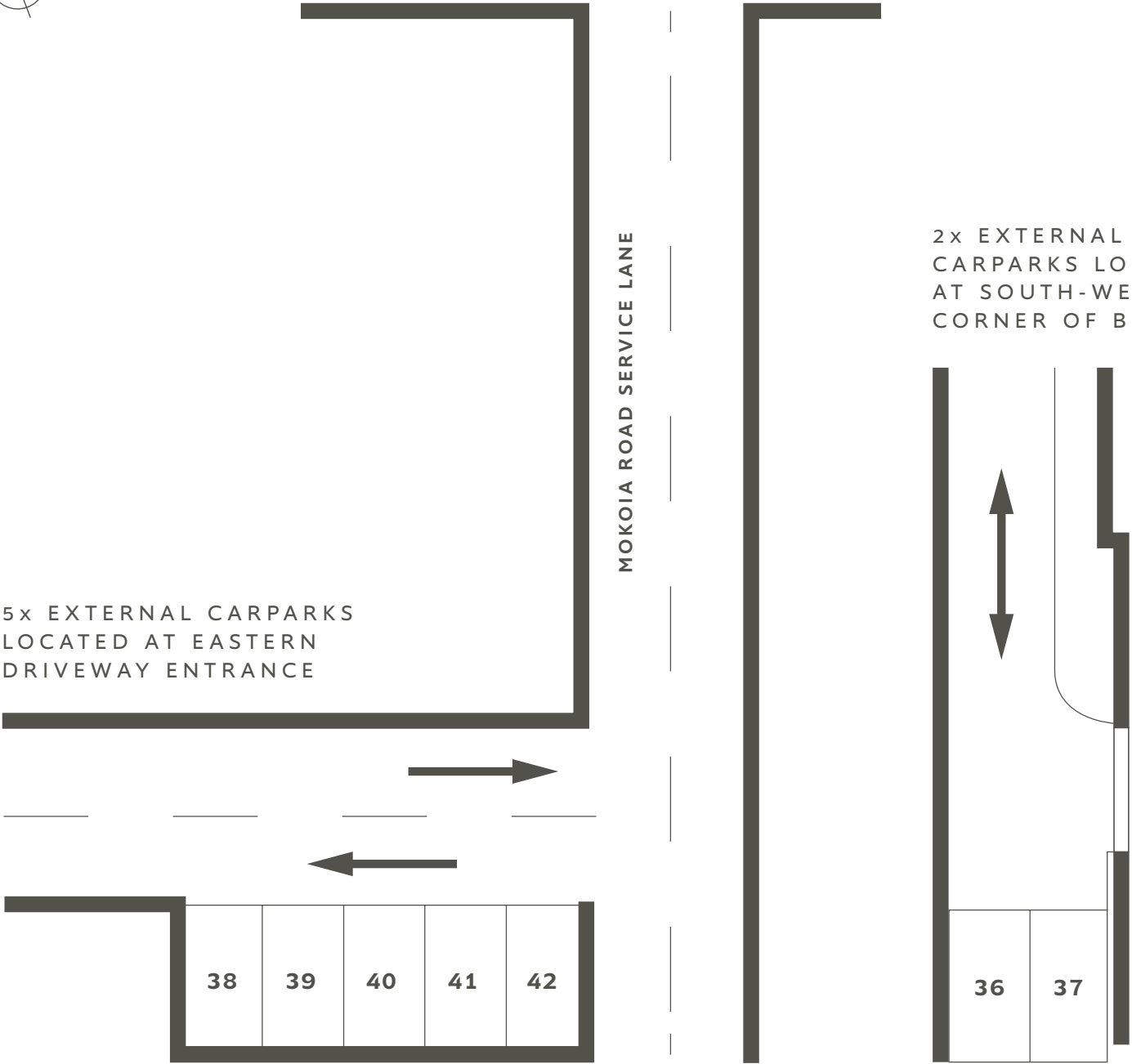
5x EXTERNAL CARPARKS  
LOCATED AT EASTERN  
DRIVEWAY ENTRANCE

2x EXTERNAL  
CARPARKS LOCATED  
AT SOUTH-WESTERN  
CORNER OF BUILDING

PODIUM  
CARPARKS

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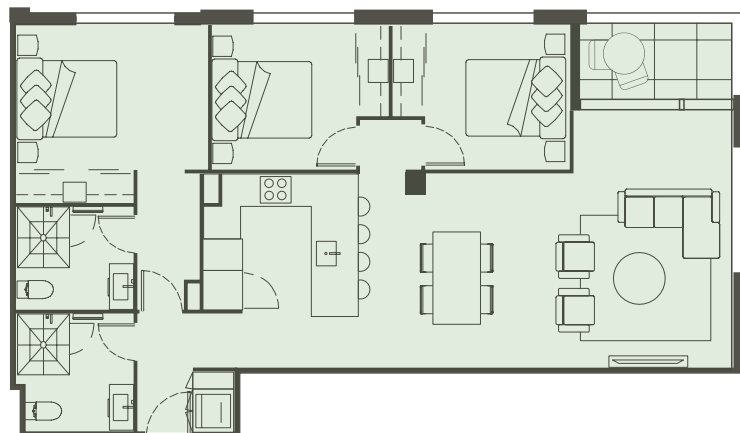
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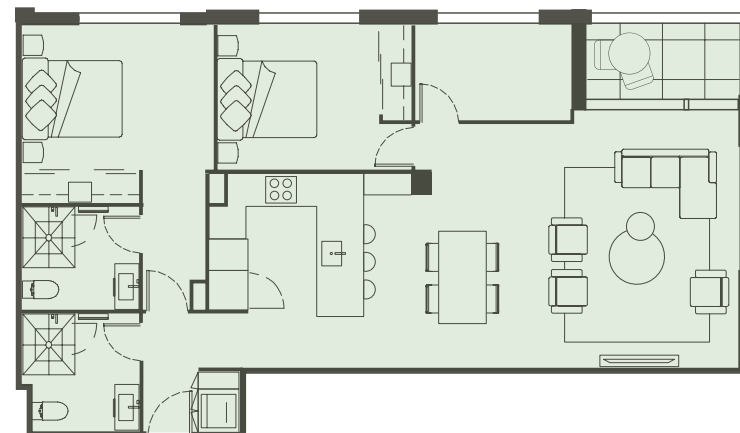


# / TYPE A

3 BEDROOM



2 BED + FLEXI



## LAYOUT OPTIONS

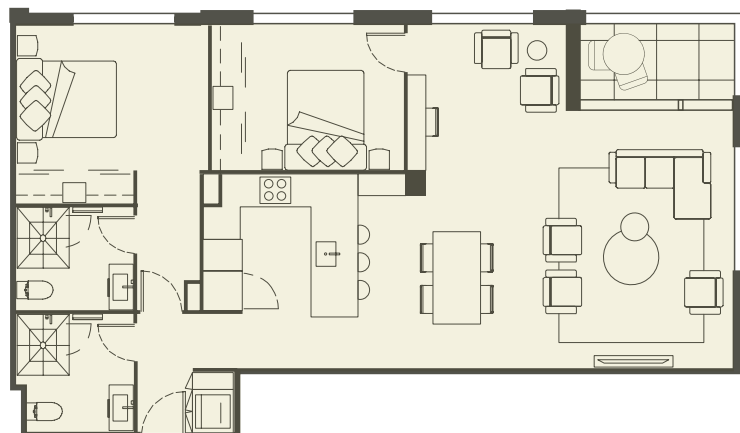
APARTMENT NUMBERS:

503, 504, 603, 604

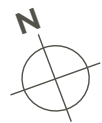
TOTAL : 104.9m<sup>2</sup>

[WWW.CHELSEARISE.CO.NZ](http://WWW.CHELSEARISE.CO.NZ)

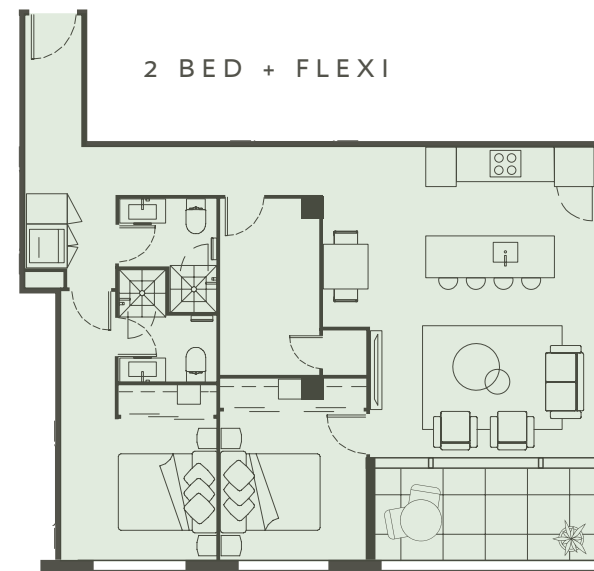
2 BEDROOM



IMPORTANT INFORMATION: This information is provided for marketing purposes only. It does not form part of disclosure documentation and has been prepared prior to commencement of construction and obtaining necessary consents. Any areas shown are approximate and subject to survey on completion. Layouts may change during full design development. The purchaser must make their own enquiries regarding the Chelsea Rise development and the unit. No responsibility will be taken for any differences between depictions and views in the marketing material and the completed development or unit.



# / TYPE B



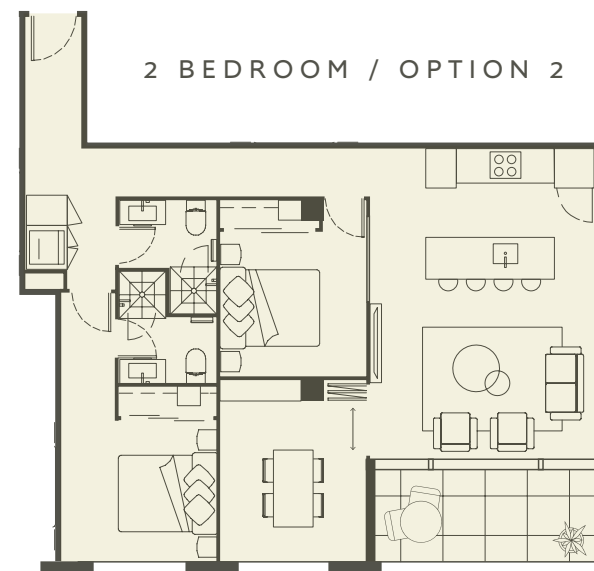
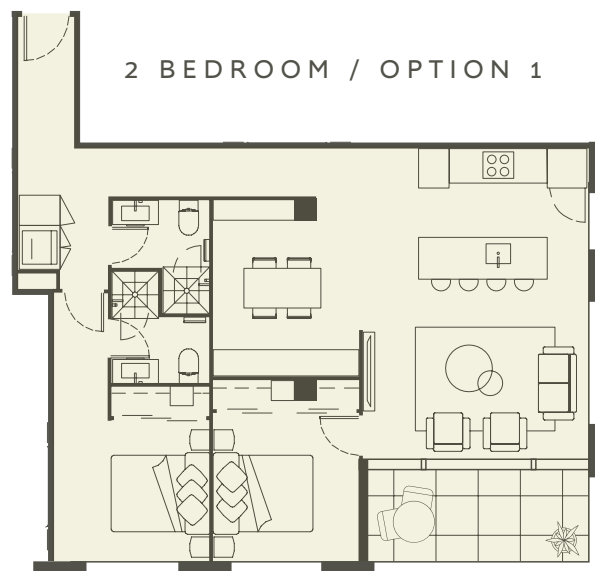
## LAYOUT OPTIONS

APARTMENT NUMBERS:  
103, 105, 210, 212, 311, 313,  
411, 413, 508, 510, 608, 610.

TOTAL : 94.0m<sup>2</sup>

[WWW.CHELSEARISE.CO.NZ](http://WWW.CHELSEARISE.CO.NZ)

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# TYPE C

## LAYOUT OPTIONS

### APARTMENT NUMBERS:

201, 202, 206, 207, 301, 302,  
307, 308, 401, 402, 407, 408,  
501, 502, 601, 602.

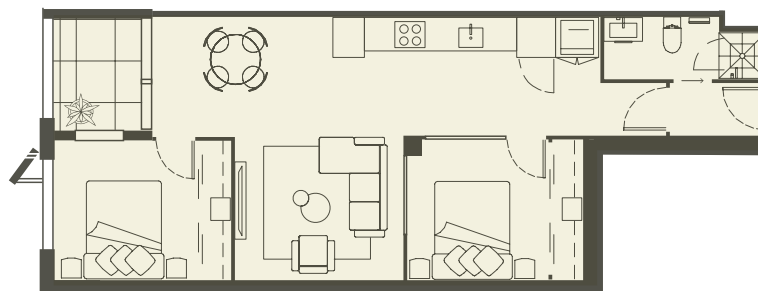
TOTAL : 65.4m<sup>2</sup> / 68.5m<sup>2</sup>\*

*\*TYPE C apartments differ  
slightly in layout and m<sup>2</sup>.*

[WWW.CHELSEARISE.CO.NZ](http://WWW.CHELSEARISE.CO.NZ)

IMPORTANT INFORMATION: This information is provided for marketing purposes only. It does not form part of disclosure documentation and has been prepared prior to commencement of construction and obtaining necessary consents. Any areas shown are approximate and subject to survey on completion. Layouts may change during full design development. The purchaser must make their own enquiries regarding the Chelsea Rise development and the unit. No responsibility will be taken for any differences between depictions and views in the marketing material and the completed development or unit.

### 2 BEDROOM



### 1 BED + FLEXI



EXPLORE REFINED LIVING *at*  
**CHELSEA  
RISE**

*Location, architectural design, and considered partnerships create  
unparalleled luxury living in Birkenhead's premier development.*



ENJOY *the* NIGHT LIGHTS *of the*  
CITYSCAPE



*Chelsea Rise Penthouse Balcony Views*

STEP OUT *to* PANORAMIC  
VIEWS



create CULLINARY DELIGHTS *for any*  
**OCCASION**



LOUNGE *in*  
STYLE





RELAX in your  
**ENSUITE**

*Chelsea Rise Penthouse Ensuite*

RECLINE *in* PURE`  
BLISS



Chelsea Rise Penthouse Master Suite

LIGHT and AIRY  
LIVING



# PREMIUM BIRKENHEAD POSITION



KITCHEN	20mm Engineered Stone Bench with Waterfall Edge to Islands Where Applicable Large Scale Splashback Tile where Applicable Bosch Serie 6 Ceramic Hob Bosch Serie 4 Eco Clean Built-In Oven Bosch Serie 6 Dishwasher Bosch Serie 4 Stainless Steel Fridge/Freezer	Schweigen NAUM-6 on-board Rangehood Prime Melamine Timber-Look Joinery Uno Gooseneck Kitchen Mixer with Pull-out Spray, Chrome Burns & Ferral Undermount 440L Kitchen Sink Insinkerator Model 56 Waste Disposer Ceiling LED's and Island Feature where Applicable
BEDROOM	Premium ColourGuard Charmeuse 80oz Soft Touch Nylon Carpet	Built-In Wardrobes and Organisers
BATHROOM	Vogue White Matt 60x60 Premium Tile to Walls, Floor & Shower Prime Melamine Timber-Look Vanity Unit Elementi Mirror Cabinet Elementi Orza Basin Mixer, Chrome Elementi Orza Shower Mixer, Chrome Elementi Splash Column Shower, Chrome	Newline Shower Screen & Door Elementi Uno CC BTW Toilet Suite - Thin Seat Heated Towel Ladder, Chrome Shaver and Hairdryer Point Mechanical Ventilation Strip Light Under Vanity, and LED in Ceiling
LAUNDRY	Bosch Serie 4 Washing Machine	Bosch Serie 4 Condenser Dryer
LIVING	Paradise Timber Laminate Flooring Heatpump to Main Living Area Sound Rated Inter Tenancy Walls and Floors Powder Coated Aluminium Windows with Safety Glass where Required Fire Rated Entry Doors to Apartments	LED Recessed Lighting TV and Data Points to all Apartments Double Power Points Throughout Tundra Pewter Grip Tiles to Balcony Decks, Some will Feature Privacy Screens where Appropriate
CARPARKING	Single carpark with 3 bedroom apartments	
COLOUR SCHEMES	<b>Dawn:</b> a light, airy scheme featuring natural timber-look flooring and cabinetry, contrasting with a snowy benchtop and light washed walls creating a calm and restful colour palette.	<b>Dusk:</b> this timeless and relaxing palette features charred cabinetry, inky benchtops and timber-look flooring, for the ultimate cosy sanctuary.

EXTERIOR	Primarily Concrete and Steel Structure Generally Paint/Textured Concrete Walls Plus Architecturally Designed Cladding System on Cavity as Required Powder Coated Aluminum Joinery	Lightly Tinted Glazing Privacy Screens where Required Feature Paving or Similar to Walkways Shrub and Groundcover Landscaping with Specimen Trees
GENERAL INTERIORS	Main Ground Floor Lift Lobby's: framed glass doors, smooth floor tiles, paint finished walls with organic textural elements, soft lighting. Typical Floor Lift Lobby's And Access Corridors: quality carpets, paint finished walls, continuous plaster to ceilings and stainless steel lift fronts. Spacious multi-purpose communal lounge with cosy couches, co-working options, reading nook and shared BBQ	Purpose built gym with multiple options for an all-round workout Generally 2.4 metre stud height with feature bulkhead/s as specified in main living and bedrooms and slightly lower in bathrooms and on balconies. All Loose Furniture Including Window Dressings are Excluded. Secure Integrated Parcel Locker Facility
CARPARKS	Precast/In-Situ Concrete Walls High Level of Illumination and Mechanical Ventilation where Required	Secure Roller Grille, Card Operated Entry Dedicated Bicycle Parking Area

KITCHEN & SCULLERY	<p>Timber Veneer Kitchen Cabinetry</p> <p>Natural Stone Kitchen Bench and Splashback with Waterfall Edge to Islands</p> <p>Gaggenau 200 Series Induction Hob</p> <p>Gaggenau 200 Series Built-In Oven</p> <p>Bosch Series 8 Integrated Rangehood</p> <p>Gaggenau 200 Series Integrated Fridge</p> <p>Gaggenau 200 Series Integrated Freezer</p> <p>Gaggenau 200 Series Dishwasher</p> <p>Mania Goose Neck Kitchen Mixer with Pull-out Spray, Chrome</p> <p>Insinkerator Model Evo100 Waste Disposer</p>	<p>Burns &amp; Ferall Undermount 579L Double Kitchen Sink</p> <p>Track Lighting and Specialty LED Strip Lighting</p> <p>Timber Veneer Scullery Cabinetry</p> <p>Engineered Stone Scullery Benches</p> <p>Large Scale Splashback Tile to Scullery</p> <p>Mania Goose Neck Kitchen Mixer, Chrome</p> <p>Burns &amp; Ferall Undermount 440L Scullery Sink</p> <p>Puretec Puremix Water Purifier</p> <p>LED Recessed Lighting and Specialty LED Strip Lighting</p>
BEDROOM	<p>Premium ColourGuard Charmeuse 800z Soft Touch Nylon Carpet</p> <p>Ceiling Fans to all</p>	<p>Built-In Timber-Look Wardrobes and Organisers</p> <p>Heatpumps Installed to all</p>
BATHROOM	<p>European Shale Moon Matt 60x60 Tiles to Floors, Walls &amp; Shower</p> <p>Prime Melamine Timber-Look Vanity Unit With Engineered Stone Top</p> <p>Undermount Ceramic Basins 550 X 350mm</p> <p>Elementi Mirror Cabinet</p> <p>Zucchetti Brim Basin Mixer, Chrome</p> <p>Zucchetti Brim Ensuite Wall Mounted Basin Mixer, Chrome</p> <p>Zucchetti Brim Shower Mixer Trim Set Small Flange, Chrome</p> <p>Elementi Splash Lux Slide Shower, Chrome</p> <p>Elementi Splash Lux Showerhead, Chrome</p>	<p>Strip Light Under Mirror Cabinet, Sensor Light Under Vanity and LED's in Ceiling</p> <p>Elementi Splash Lux Column Shower, 3 Function, Chrome</p> <p>Toughened Low Iron Safety Glass Shower Screen</p> <p>Elementi Uno CC BTW Toilet Suite - Thin Seat</p> <p>Marzo Freestanding Bath 1750mm, White</p> <p>Heated Robe Pole, Chrome</p> <p>Heated Towel Ladder, Chrome</p> <p>Shaver And Hairdryer Point</p> <p>Mechanical Ventilation</p> <p>Underfloor Heating</p>
LAUNDRY	<p>Bosch Series 8 Washing Machine</p> <p>Bosch Series 8 Heat Pump Dryer</p>	<p>Mania Gooseneck Laundry Mixer, Chrome</p> <p>Burns &amp; Ferall Undermount 440L Laundry Sink</p>
LIVING	<p>Oakwood Engineered Timber Veneer Flooring</p> <p>Featuring a Soaring Raked Ceiling, from 2.4m to 3.2m in places</p> <p>Powder Coated Aluminium Windows with Safety Glass where Required</p> <p>Fire Rated Entry Doors to Apartments</p> <p>Heatpumps to Main Living Area</p>	<p>Sound Rated Inter Tenancy Walls and Floors</p> <p>LED Recessed Lighting</p> <p>TV and Data Points to all Apartments</p> <p>Double Power Points Throughout</p> <p>Tundra Pewter Grip Tiles to Balcony Decks</p>
CARPARKING	Tandem carpark with penthouse apartments	
COLOUR SCHEMES	<p><b>Bloom:</b> Inspired by the fresh blooms of spring, this colour palette is awash with light. Neutral tones and tactile surfaces combine with soft oak timber veneer flooring and lustrous natural stone to bring calm and serenity to your everyday.</p>	<p><b>Ambient:</b> a sophisticated, velvety colour palette brings together dusky hues with warm charred timber veneer finishes, luxurious natural stone and ambient lighting for a sumptuous space all your own.</p>

EXTERIOR	<p>Primarily Concrete and Steel Structure</p> <p>Generally Paint/Textured Concrete Walls Plus Architecturally Designed Cladding System on Cavity as Required</p> <p>Powder Coated Aluminum Joinery</p>	<p>Lightly Tinted Glazing</p> <p>Privacy Screens where Required</p> <p>Feature Paving or Similar to Walkways</p> <p>Shrub and Groundcover Landscaping with Specimen Trees</p>
GENERAL INTERIORS	<p>Main Ground Floor Lift Lobby's: framed glass doors, smooth floor tiles, paint finished walls with organic textural elements, soft lighting.</p> <p>Typical Floor Lift Lobby's And Access Corridors: quality carpets, paint finished walls, continuous plaster to ceilings and stainless steel lift fronts.</p> <p>Spacious multi-purpose communal lounge with cosy couches, co-working options, reading nook and shared BBQ</p>	<p>Purpose built gym with multiple options for an all-round workout</p> <p>Generally 2.4 metre stud height with feature bulkhead/s as specified in main living and bedrooms and slightly lower in bathrooms and on balconies.</p> <p>All Loose Furniture Including Window Dressings are Excluded.</p> <p>Secure Integrated Parcel Locker Facility</p>
CARPARKS	<p>Precast/In-Situ Concrete Walls</p> <p>High Level of Illumination and Mechanical Ventilation where Required</p>	<p>Secure Roller Grille, Card Operated Entry</p> <p>Dedicated Bicycle Parking Area</p>

#### WHAT IS CHELSEA RISE

Chelsea Rise is a development comprising a mix of 77 apartments over 7 levels, at 82 Mokoia Road, Birkenhead.

#### WHO IS THE TEAM BEHIND CHELSEA RISE

The successful team behind the award winning SugarTree development in Auckland's CBD, consisting of 3 apartment complexes and over 700 apartments, has come together again to bring you Chelsea Rise.

Led by experienced developer Darren Brown, Chelsea Rise harnesses the outstanding capabilities of leading companies like Babbage Consultants, Greenstone Group, Harrison Grierson and WT Partnership to give you unparalleled confidence in the delivery of this project.

#### DOES CHELSEA RISE HAVE RESOURCE CONSENT

Yes, Auckland Council has issued Resource Consent.

#### WHEN DID CONSTRUCTION COMMENCE

Construction began in March 2025.

#### HOW LONG WILL CONSTRUCTION TAKE

The construction programme is approximately 22-24 months. Completion expected Q1 2027.

#### IS MY APARTMENT FREEHOLD

You are buying a freehold unit title apartment. This means you own a defined part of a building - your apartment, and share ownership in common areas such as lifts, lobbies and driveways. All unit title properties are subject to the Unit Titles Act 2010.

#### WHAT IS THE BODY CORPORATE RESPONSIBLE FOR

The Body Corporate is responsible for general and financial management of the building. All owners are automatically part of the Body Corporate and can vote on important matters at any AGM or EGM, but the day-to-day management is usually done by an owners' committee or a third-party administrative company. The main responsibilities include financial management, determination and collection of levies, creation and enforcement of Body Corporate rules, building maintenance and insurance.

#### WHAT ARE THE BODY CORPORATE LEVIES AND WHAT DO THEY CONTRIBUTE TO

Levies vary by apartment. Please refer to the estimated Body Corporate Levies for your apartment and to the Body Corporate Budget to see full breakdown of expenses.

#### ARE NON RESIDENTS ABLE TO PURCHASE

Yes, Chelsea Rise has an Overseas Exemption Certificate.

#### WHAT DEPOSIT IS REQUIRED

A 10% deposit is required for NZ residents.  
A 20% deposit is required for overseas residents.

#### WHO WILL BE HOLDING MY DEPOSIT

This will be held securely in the Alexander Dorrington Solicitors Trust Account.

#### WHAT STAMP DUTY IS PAYABLE IN NEW ZEALAND

There is no stamp duty payable in New Zealand.

#### IS THERE A SUNSET CLAUSE

Yes, please refer to the Sales Agreement for more detail.

#### WILL THERE BE A MANAGER FOR THE BUILDING

Yes, your building manager will be available to offer assistance and answer any queries you may have.

#### DOES THE BUILDING HAVE SPRINKLERS FOR FIRE PROTECTION

The building will be fully sprinklered in accordance with the New Zealand Building Code requirements and each apartment will have smoke alarms.

#### DO THE APARTMENTS MEET THE HEALTHY HOMES STANDARDS

Yes, all apartments will be certified as Healthy Homes Compliant.

#### WHAT WILL BE DONE TO ENSURE MY APARTMENT REMAINS QUIET

Chelsea Rise complies with the New Zealand Building Code Clause G6 which covers airborne and impact sound transmission. This legislation ensures a high level of acoustic protection from noise.

#### WHAT ARE THE SECURITY MEASURES

Each owner will have a security tag that allows them to access the building and operate the lifts. Visitor access can be controlled through an intercom system from each apartment. There will be security cameras around the development for added safety.

#### HOW MANY LIFTS ARE IN THE BUILDING

There are two central lifts.

#### HOW IS WASTE COLLECTED

Waste will be collected on a regular basis from the bins located on the car parking level.

#### WHAT TYPE OF INTERNET CONNECTION WILL BE INSTALLED

All apartments will be wired for ultra-fast broadband.

#### WILL MY APARTMENT BE AIR CONDITIONED

Yes, all apartments include a heat pump in the living area.

#### WHAT ARE THE CEILING HEIGHTS

Apartments enjoy a ceiling height of 2.4m with the exception of the Penthouse Suites which enjoy a raked ceiling with 2.4m at the lowest point and 3.2m at the highest in the open plan living areas.

#### ARE THERE INTERIOR COLOUR OPTIONS

At Chelsea Rise, there are two signature colour palettes to choose from.

#### WHAT APPLIANCES ARE PROVIDED

Please refer to our Specification Sheets.

#### WILL ANY OF THE APARTMENTS HAVE VIEWS

The development offers an array of urban, park and sea views with an expansive vista across the Waitemata Harbour from the upper levels.

#### ARE THERE CARPARKS

Carparks are allocated to all penthouse and 3 bedroom apartments. There are a small number of extra carparks, so if you'd like one, speak to the sales team for more information.

#### WILL THERE BE VISITOR AND/OR DISABLED PARKING FOR THE APARTMENTS

There are free parking options on Mokoia Road and in the council carpark on Rawene Road.

#### ELECTRIC CAR CHARGING AT CHELSEA RISE

Car parks will have the ability to charge electric cars through Smart Charging, and cable trays will be provided to each car park to allow for the future installation of EV charging cables.

#### The process for residents who wish to install chargers will be as follows:

- Selection and provision of EV chargers will be done through the body corporate to ensure compatibility to the centralized EV charging system. A charger up to 3 phase 32 Amp is possible.
- Billing through check metering and administered by the body corporate ensures fairness and accuracy, as each resident is charged based on their actual usage, promoting transparency and preventing disputes.

- Access to the charging stations should be easy, either through a mobile app or a keycard system, discouraging charging theft.

#### WHERE CAN I STORE MY BIKE

There are multiple community bike racks available over the basement levels.

#### HOW FAR IS IT TO THE CITY

It is 8kms.

#### WHAT PUBLIC TRANSPORT IS AVAILABLE

There is a regular bus route on Mokoia Road and a ferry service from Birkenhead Wharf to the City.

#### WHICH SCHOOLS IS CHELSEA RISE IN ZONE FOR

Chelsea Rise is zoned for Birkenhead Primary School and Northcote Intermediate and Northcote College. St. Mary's Convent School is also close by.

#### ARE PETS ALLOWED

Yes, pets are permitted subject to Body Corporate approval.

# Rental Appraisal



25<sup>th</sup> October 2024

## TO WHOM IT MAY CONCERN:

### Property Management Report – Rental Appraisal Chelsea Rise, 82 Mokoia Road, Birkenhead, Auckland

#### "5 Star Residential living & a great location makes a winning combination".

The Chelsea Rise complex will be the tallest apartment building in Birkenhead. It will truly transform the skyline, offering stunning views from Urban Park & Seaview or Auckland Harbour to the residents and tenants living in this exciting location.

The complex will consist of 77 apartments over seven levels, with parking options included in the purchase price or to be added if desired. (Parking options include Penthouses and three-bedroom apartments.)

The location is simply unbeatable. It is excellently connected to Highbury Shopping Mall and Birkenhead Village and has easy access to motorways, public buses, and ferries. The area already has a good selection of shopping, restaurants, and cafes, and within the building, you will also have a residence gym and lounge to connect to or work from home.

The building design is inspired by Auckland's coastal outlook, landscape, and cultural heritage. It offers excellent views and light with a modern design.

The building will offer 5-star quality and fit-out options for all owners.

All the apartments are well-sized and come with high-quality appliances and fittings.

All apartments would be suitable for standard long-term leases.

Whilst rental levels fluctuated over 2023-2024, I believe Chelsea Rise will be shown to be a consistent performer, attracting quality tenants and premium rentals on the market.

#### Features Important to Tenants:

- o Situated in the Birkenhead, just 7-10 minutes to Queen Street's premier shops and walk to the abundance of shops and restaurants right at your doorstep.
- o Good access to motorways and public transport, both buses & ferries.
- o Offering excellent sun all around and exceptional views.
- o Modern kitchen, with oven, hobs, range hood and dishwasher
- o One bedroom, two bedrooms and three bedrooms on offer.
- o Open plan layouts which maximize the use of space.
- o Laundry in all apartments.
- o Modern décor, floor and window coverings in "excellent" condition throughout.
- o Views, depending on the apartment, can be of the Urban City or the Waitemata Harbour.
- o Secure Car Parking onsite. If included in the rent, would add \$65 to \$90 per week
- o Residences Gym, & Communal Space
- o Pet Friendly

#### Financial Parameters:

We recommend financial planning be undertaken with the following figures:

##### o Rental Range for Levels 1 – 2:

#### Apartments 101, 107, 208, 214: 1 x Bed, 1 x Bath, + Study,

- \$750.00 - \$795.00 per week – Unfurnished
- \$795.00 - \$850.00 per week – Furnished. Prices depend on furnishings

#### Apartments 102, 106, 205, 209, 213: 1 x Bed, 1 x Bath,

- \$695.00 - \$750.00 per week – Unfurnished
- \$750.00 - \$850.00 per week – Furnished. Prices depend on furnishings

#### Apartments 103, 105, 210, 212: 3 x Beds, 2 x Baths,

- \$860.00 - \$910.00 per week – Unfurnished
- \$995.00 - \$1095.00 per week – Furnished. Prices depend on furnishings

#### Apartments 104, 211: 2 x Beds, 2 x Baths

- \$810.00 - \$895.00 per week – Unfurnished
- \$895.00 - \$995.00 per week – Furnished. Prices depend on furnishings

#### Apartments 201, 202, 206, 207: 2 x Beds, 2 x Baths,

- \$775.00 - \$795.00 per week – Unfurnished
- \$850.00 - \$895.00 per week – Furnished. Prices depend on furnishings

#### Apartments 303, 304, 305, 306, 404, 405, 410, 414, 507: 1 x Bed, 1 x Bath

- \$685.00 - \$695.00 per week – Unfurnished
- \$750.00 - \$795.00 per week – Furnished. Prices depend on furnishings

#### Apartments 403, 406: 1 x Beds 1 x Bath,

- \$725.00 - \$750.00 per week – Unfurnished
- \$775.00 - \$795.00 per week – Furnished. Prices depend on furnishings

#### Apartments 511, 607, 611: 2 x Beds, 1 x Bath,

- \$685.00 - \$695.00 per week – Unfurnished
- \$750.00 - \$795.00 per week – Furnished. Prices depend on furnishings

# Rental Appraisal

## **Apartments 301, 302, 307, 308, 401, 402, 501, 502: 2 x Beds, 1 x Bath,**

- \$795.00 - \$850.00 per week – Unfurnished
- \$850.00 - \$895.00 per week – Furnished. Prices depend on furnishings

## **Apartments 407,408, 601,602: 2 x Beds, 1 x Bath,**

- \$825.00 - \$850.00 per week – Unfurnished
- \$850.00 - \$895.00 per week – Furnished. Prices depend on furnishings

## **Apartments 309, 315, 409, 415, 506, 512, 606,612: 1 x Bed, 1 x Study, 1 x Bath,**

- \$750.00 - \$795.00 per week – Unfurnished
- \$775.00 - \$825.00 per week – Furnished. Prices depend on furnishings

## **Apartments 310, 314: 1 x Bed, 1 x Bath,**

- \$675.00 - 695.00 per week – Unfurnished
- \$750.00 - \$795.00 per week – Furnished. Prices depend on furnishings

## **Apartments 311, 313: 3 x Beds, 2 x Baths,**

- \$925.00 - \$995.00 per week – Unfurnished
- \$990.00 - \$1195.00 per week – Furnished. Prices depend on furnishings

## **Apartments 411,413: 3 x Beds, 2 x Baths,**

- \$975.00 - \$950.00 per week – Unfurnished
- \$1025.00 - \$1195.00 per week – Furnished. Prices depend on furnishings

## **Apartments 503,504,508,510,603,604, 608, 610: 3 x Beds, 2 x Baths,**

- \$1095.00 - \$1150.00 per week – Unfurnished
- \$1095.00 - \$1295.00 per week – Furnished. Prices depend on furnishings

## **Apartments 312: 2 x Beds, 2 x Baths,**

- \$825.00 - \$850.00 per week – Unfurnished
- \$875.00 - \$895.00 per week – Furnished. Prices depend on furnishings

## **Apartments 412,509, 609: 2 x Beds, 2 x Baths,**

- \$850.00 - \$895.00 per week – Unfurnished
- \$895.00 - \$1095.00 per week – Furnished. Prices depend on furnishings

## **Apartments 505: 3 x Beds, 3 x Baths,**

- \$1225.00 - 1295.00 per week – Unfurnished
- \$1275.00 - \$1395.00 per week – Furnished. Prices depend on furnishings

## **Apartments 605: 3 x Beds, 3 x Baths,**

- \$1275.00 - \$1325.00 per week – Unfurnished
- \$1350.00 - \$1495.00 per week – Furnished. Prices depend on furnishings

## **Apartments 701,702,703,704: 3 x Beds, 3 x Baths, 1 x Guest Toilet,**

- \$1425.00 - \$1495.00 per week – Unfurnished
- \$1495.00 - \$1595.00 per week – Furnished. Prices depend on furnishings

- Please note that the one-bedroom and two-bedroom rental prices are based on a car park not being included, and the three-bedroom rentals include a car park.
- Please note that the following rental prices are based on current rental figures and have been multiplied by 3% per annum for long-term rentals.
- The lower rental amounts would apply for those apartments of a lower furnished rate or presentation.
- Occupancy is 50 weeks per year for the long term.
- Property Management fees range from 8.5% + GST of rent collected, depending on whether the apartments are Unfurnished, serviced, or a long-stay rental.

This appraisal is based on our recent experience in this area. Market and seasonal conditions at the time of letting will influence the actual rent obtained.

Kind Regards, David

David Graham

### **Principal, Quinovic – Viaduct**

*\* Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Quinovic accepts no liability for the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their independent assessment. Quinovic will not cover any liabilities due to misinformation or movement in the real estate market.*

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Telephone: 09 302 1498 - Mobile: 021 2998123

Email: [David@quinovic-viaduct.co.nz](mailto:David@quinovic-viaduct.co.nz)

Website: [www.quinovic-viaduct.co.nz](http://www.quinovic-viaduct.co.nz)

# 5 Step Purchase Process

# Meet The Team

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!

## 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.



**James Crouch** | Client Success Manager  
james@equiti.co.nz | 021 022 66095

James brings extensive expertise in the property and finance industries. As Equiti's Client Success Manager, he is committed to earning trust, delivering outstanding service, and instilling confidence at every stage of the client journey.



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**DISCLAIMER**

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