



Bay of Plenty

Lot 5, Patiki Ridge, Ohauti,
Tauranga

equiti

Licensed under the REAA 2008

PATIKI
RIDGE



5 2 2 3 202m²

\$1,249,000 TURNKEY PACKAGE

PAKITI RIDGE - LOT 5 HOME AND INCOME

**Ohauti's newest development,
designed for *modern* living.**

OHAUITI ROAD,
OHAUITI, TAURANGA

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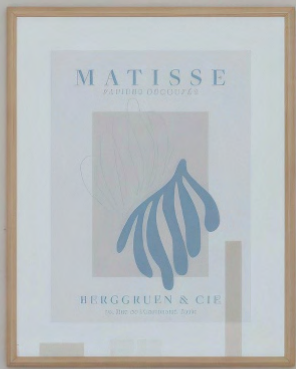
THE DEVELOPMENT

Patiki Ridge is a boutique development providing different typologies of housing. On offer are two quality duplexes with two bedrooms, one bathroom and internal access garage. All with quality fixtures and fittings including Italian SMEG appliances, stone benchtops and designer kitchens.

Quality materials with durable construction methods creating warm, dry, liveable, low-maintenance homes to ensure a lifestyle that suits your needs. Amenities are within a short walk so you won't have to travel far to enjoy living in one of Tauranga's most desirable areas.

Patiki Ridge homes are perfect for investors, and this makes the offering a sound investment into your future with one of the most important considerations to purchasing property... location, location, location. The development is built by local experienced developer Honore Developments who have been developing property in Tauranga for over 10 years.







5

PATIKI RIDGE | OHAUTI ROAD

PATIKI RIDGE ~ OHAUTI ~ PA



THE LIFESTYLE

ABOUT TAURANGA

Life can move at a relaxed pace in Tauranga, with proximity to the gorgeous white sand beaches and a subtropical summer climate. You can also get the best of both worlds with excellent schooling, career opportunities, green spaces, and shopping galore.

Because so many areas of this beautiful city are currently untapped, you can build on your own little slice of paradise. There are many sections available to purchase and whole subdivisions being created to meet demand.

You will never be stuck for a good meal. With almost 400 restaurant options available, Tauranga is a foodie haven. Because the surrounded soils are so nutrient rich there is always an abundance of the most amazing freshest fruit and veges you can find.



THE PEOPLE

Tauranga Region 128,000

Tauranga experienced population growth of over 10.5% between the 2006 and 2013 census. 114,789 people call Tauranga home, which accounts for approximately 2.7% of New Zealand's total population. The Tauranga area is projected to grow at a significantly higher rate of 49.9% compared to the Bay of Plenty region (22.8%) and New Zealand at (32.9%) over the next 30 years.

TAURANGA CBD, the Bay of Plenty's main centre, is sophisticated and energetic. The impressive inner-city Strand sparkles with buzzing restaurants and bars, and it's the perfect spot for taking in the harbour while sipping on a glass of locally produced wine.

Nearby Amenities

- ▶ Bus stop 50m
- ▶ Ohauti Reserve 850m
- ▶ Grace Hospital 5 mins drive
- ▶ Toi Ohomai Institute of Technology 4 min drive
- ▶ Ohauti Shops 1.6km
- ▶ Maungatapu Primary School 3.4km



**ARCHITECTURALLY
DESIGNED HOMES
COMMENCING
CONSTRUCTION Q2
2025 AND DUE TO BE
COMPLETED Q1 2026.**

- Open plan design
- Italian appliances
- Designer kitchen
- Stone benchtops
- Low maintenance living
- Clean, modern design colour schemes
- Quality fixtures and fittings

PATIKI RIDGE | OHAUTI ROAD



THE PLANS & DESIGN

\$1,249,000 TURNKEY PACKAGE



GROUND FLOOR



UPPER FLOOR

5 Bedrooms 2 Garages 2 Living Areas 2 Bathrooms 3 Closets 202m²

RENTAL RANGE
\$1,225-\$1,275 per week

GROSS YIELD
5.2%



THE KITCHEN & APPLIANCES

SMEG 60CM 4 ZONE COOKTOP

Smeg's cooktops offer high levels of efficiency and safety, while not compromising on performance and design. The elegant design integrates perfectly in every kitchen bench top, and the wide range of control allows even those less experienced in the kitchen to obtain professional results. The intuitive touch control sliders used to control the ceramic hobs feature elegant grey icons creating a thoughtful user experience.



SMEG 60CM FREESTANDING DISHWASHER

Made in Italy, Smeg's exclusive orbital wash system has a major spray arm and a satellite spray arm which spins ten times for every single revolution of the major spray arm to ensure water is thoroughly distributed in-between every piece during the wash cycle for exceptional cleaning results every time.

SMEG 60CM SINGLE WALL OVEN

Designed and produced in Italy, Smeg ovens are excellent cooking appliances with exclusive designs that always offer peak performance. Smeg Classica ovens highlights the unique control knobs and the handles of the ovens, whose clean, refined and modern shapes combine to create elements of industrial design.



MITSUBISHI ECOCORE DESIGNER EF SERIES

The Designer Series has been developed specifically with both good design and function in mind. The range features Advanced Filtration, whisper quiet operation and built-in Wi-Fi Control so you'll always come home to perfect comfort. In addition, more environmentally-friendly and energy efficient R32 refrigerant helps minimise the impact on the environment. The slimline Designer Series is a true achievement in superior performance and looks. It's an investment in all round comfort that will never go out of style.



ASSURE LOCK® LEVER

The Assure Keyless Lever is all you need on your front door. As a standalone digital lever, there is no need for an additional deadbolt lock, nor a latch or a separate door handle. Designed for single-hole doors (doors without a deadbolt). The Assure Lever is easy-to install and conveniently replaces existing lever locks or knob sets. Access is easy - simply enter your code on the keypad, pull down the lever and you're in. Enjoy peace of mind, protected by a Yale Lock with 180 years of security expertise built in.





THE SPECIFICATIONS



Exterior	
Exterior Cladding	Coloursteel FlaxPod Matte, 70 Series Brick, Oblique Weatherboard.
Roofing Type	ColourSteel Endura.
Exterior Joinery	Aluminium doors and windows. Powder coated. Double glazed to all. Venting sash handles, colour matched hardware.
Front Door	Powder coated aluminium door PTF (No glass in door) Yale Assure lock keyless lever.
Glass	Mistlite toilet, bathroom. All remaining glass clear.
Fascia & Spouting	Coloursteel ¾ round spouting. Multiline 150mm Fascia, Multiline 185mm Barge. 80mm Downpipes on brackets.
Finishing Timber	Paint quality.

Interior	
Interior Lining	Gib Board to all walls (Level 4 - stopped) - Paint Finish, Gib Board to all ceilings (Level 4 - Stopped) - Paint Finish Aqua-line to wet areas. (Bathroom).
Ceiling Battens	25mm Metal ceiling battens on clips.
Interior Doors	Paint quality. MDF doors c/w satin chrome lever handles. Paint quality 2 - piece door jambs. Lever set (Privacy locks to bathroom and toilet) Door stops wall mounted (Round).
Skirtings	Paint quality single bevel pine 60 x 10mm skirting
Architraves	Paint quality single bevel pine 40 x 10mm architraves around doors and windows.
Insulation	R3.6 to ceilings and R2.6 to exterior walls.
Decorating	Flat finish to all interior ceilings, low sheen paint finish to all interior walls, doors, reveals and trim - enamel finish. (From white base only).
Flooring	Carpet - 100% solution dyed nylon cut pile 37oz on 11mm luxury underlay to bedrooms, wardrobes, lounge and dining. Tiles - Standard tile range to bathroom and laundry. Laminate Flooring - Vinyl planking.
Curtains/Blinds	Roller blinds, vertical blinds.



THE SPECIFICATIONS

Electrical	
Lights and Outlets	LED downlights to all areas and switch gear PDL series.
Meter box / Comms Box	External meter box installed. Internal comms box. Electrical as per plans provided.
Lights - LED Recess	LED downlights. Exterior wall light and sensor.
Power Points	Power point outlets.
TV Plug	1 x television outlet including digital wiring.
Ventilation System	Extractor Fans.
Heated Towel Rails	Heated towel rail to Bathroom only.
Hot Water Cylinder	180 litre mains pressure.
Telephone	1 x Telephone outlet.
Smoke Detectors	Battery smoke alarms installed as per council requirements.
Service Rooms	
Kitchen Units & Appliances	• Kitchen benchtop - Stone Benchtop • Cupboards - Prefinished doors with 2mm PVC to all edges with soft closing hinges • Draws - Soft closing draws with standard satin handles • Stainless steel sink insert with 1¼ sink bowls, (top mounted) • Sink mixer • SMEG 60cm built in oven • SMEG 60cm ceramic cooktop • SMEG dishwasher SS • SMEG 90cm rangehood • Tiled splashback • 3/4hp waste disposal
Shower(s)	1m x1m Acrylic shower unit with 3 function sliding shower rail and shower mixer.
Vanity Unit in Bathroom	• Wall mounted vanity with one door • Fitted polished edge mirrors • Basin mixers



THE SPECIFICATIONS

Toilet - Bathroom & WC	Wall faced toilet suite with soft closing seat and cover. Toilet roll holders.
Wardrobes	• 16mm Bestwood melamine • Ventilated wire shelves to one storage cupboard only
Laundry	Aquatica laundry tubbie to laundry.
Heating	Mitsubishi wall mounted heat pump.

Landscaping - As per Landscaping Plan	
Driveway	1/2 Black concrete with broom finish.
Patio	Concrete and timber decking.
Boundary Fences	Vertical timber boundary fence.
Clothesline	Double folding clothesline attached to fence.
Letterbox	Multiple unit box at main entrance.
Topsoil / Lawns / Plants	Grassed, plantings.

GENERAL

- 10 year Residential Builders Guarantee (Transferable)
- Independent Builders Warranty - provided
- 60 day maintenance period and 12 month defect warranty
- Connection of services to each unit
- Drainage connection to each unit - sewer and storm water council connection to be supplied
- Standard internal and external builders - clean on completion



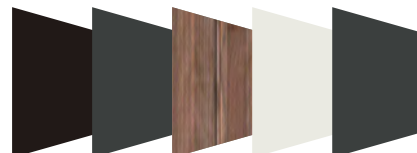
THE SPECIFICATIONS

FINISHES

Roof	Coloursteel Flaxpod
Window Joinery	Flaxpod
Cladding	70 Series Brick and Oblique Weatherboard
Entrance Door	Flaxpod

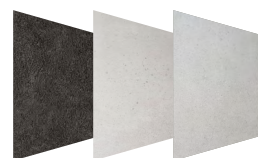

HEALTHY HOMES
COMPLIANT

All our developments are healthy home compliant and meet or exceed the Residential Tenancies (Healthy Homes Standard) Regulations 2019



INTERIOR FINISHES

Carpet	Octavia Colour TBC
Tiles	600 x 600 tiles in Pacific White & Pacific Mist Lappato



COLOUR SCHEME

Ceiling	Dulux Mt Aspiring
Trims, Doors	Dulux Mt Aspiring
Walls	Dulux Half Haast



KITCHEN

Benchtop	Stone Bench - Diamond White
Cabinetry	Bestwood Malemine - Vintage Ash Timberlands and TE White Malemine



MAINTENANCE AND BUILD WARRANTIES

All our developments include a 12 month defects period and a 10 year Build Guarantee, we value peace of mind.

On settlement, the Guarantee will be transferred to the purchaser's name. We will also supply a comprehensive defects and warranty information pack detailing maintenance and procedure for warranty claims should you encounter the unlikely event during your first year of ownership.

INVESTMENT HIGHLIGHTS

WHY INVEST IN A HOME & INCOME AT PATIKI RIDGE?

HASSLE-FREE, ARCHITECTURALLY DESIGNED HOMES WITH GUARANTEED RENT AND STRONG PROJECTED RETURNS

- Healthy Homes compliant: Built to NZ Healthy Homes standards - warm, dry, efficient and attractive to quality tenants.
- Turnkey package - 10% deposit, balance on completion: Low up-front cost, no progress payments; settle once construction is complete.
- Two year rental guarantee: Cash-flow certainty from day one with guaranteed rent for the first 24 months.
- 5.2% gross yield*: Strong projected return relative to purchase price; ideal for building long-term wealth.
- Architecturally designed: Thoughtful layouts and modern street appeal that help attract and retain tenants.
- Quality finishes: Durable, stylish materials and appliances selected to reduce maintenance and lift tenant appeal.
- Tenant ready: On completion, the home is ready to rent - keyless entry, heat pump, insulation and compliance in place.

**Gross yield is an estimate based on projected weekly rent and current pricing at time of publication; excludes costs (rates, insurance, maintenance, vacancy, and management fees). Actual results may vary.*

THE DEVELOPMENTS

~ CURRENT AND COMPLETED

THE QUARTER OMOKOROA

~ 8 TERRACED HOUSES

SELLING NOW!



ARDEA TERRACE MATUA

~ 26 TERRACED HOUSES

SELLING NOW!



PATIKI RIDGE OHAUITI

~ 4 DUPLEX HOUSES

SELLING NOW!



AUDAX LANE

~ 12 LOT SUBDIVISION

SOLD OUT!



SIROCCO PLACE

~ 10 STANDALONE HOUSES

SOLD OUT!



WAIKITE WAY

~ 11 STANDALONE HOUSES

SOLD OUT!



10th September 2025

Pakiti Ridge - Lot 5 Ohauiti

Property location

This brand-new Honore Development 5-bedroom, 3-bathroom Home is situated in one of Ohauiti's newest subdivisions, just a short drive to the expressway, local shops, amenities, cafes, restaurants, and all levels of excellent schooling.



Property features

- ✓ Five bedrooms (incl 1 bed s/c unit)
- ✓ Three bathrooms (Ensuite)
- ✓ Open plan dining/kitchen
- ✓ Separate lounge/media
- ✓ Heat pump/quality fixtures/fittings
- ✓ Double garage + 1 off-street park
- ✓ 202M2
- ✓ Low maintenance
- ✓ Landscaped

Ideal tenant profile

This property is sure to attract strong interest from extended families or professional couples who value the opportunity to create a coastal lifestyle in a growing city, all within easy reach of everything the Bay of Plenty has to offer.

Financial considerations

- Rental Range: \$1190 - \$1290 per week
- Plan on occupancy of 50 weeks per year
- Property Management fees of 8.5% + GST of rent collected
- We recommend making allowance of 5% of gross rental for possible repairs and maintenance
- You can log in through our portal 24 hours a day and check your account and statements
- Quinovic **pay out rent payments to our owners weekly.**
- Obtain Healthy Homes assessment – we can help with this

This appraisal is based on the current market conditions, comparable to current rental properties and advertised Properties, ie Trademe and similar sites that are being achieved.



Lisa Anderson
Principal

Quinovic Property Management – Mt Maunganui | Papamoa | Te Puke

'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 own independent assessment.'

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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