



Mangere Development
Belong here

Homes for Sale Price List

August 2022

Welcome to Mangere

Congratulations. You've made the first step towards buying your brand-new home in Mangere. Mangere offers excellent lifestyle opportunities for people at all stages of life, from young professionals to families and retirees. It's a vibrant and diverse community, home to great schools, parks and playgrounds, recently improved cycle ways and walkways, a thriving arts scene, and Te Pane-o-Mataoho (Mangere Mountain), which is undergoing major restoration. All of this is located just 20 minutes from the Auckland city centre. It is also conveniently located close to several major employment hubs, two universities, Middlemore Hospital, and Auckland Airport.

Our goal has been to increase the supply and choice of housing available (including KiwiBuild) in these areas so that the Mangere community can continue to grow and thrive. At the same time, existing amenities and infrastructure like parks, streets, stormwater, and wastewater systems will be brought up to date and made safer and more durable. As the suburb grows and changes over the coming years, we will work with the community to protect the things that make Mangere unique. As the locals will tell you, if you love Mangere, Mangere will love you right back.



Types of homes for sale

A strong community is a diverse one, so we are building a range of homes to suit all ages and stages. The way we do this is by partnering with different building companies that will provide a variety of homes. Each building company works with different architects and designers to create different plans, using a range of materials. This creates a varied streetscape, but more importantly, provides choice for a broad cross-section of homebuyers.



Apartments

Apartments offer residents a compact living arrangement that frees up time and money with their no-fuss, low maintenance requirements. They're generally sited close to shops and transport routes due to their higher-density form. Apartments are available as a single home amongst many in an apartment building or block, or as a walk up whereby two homes are allocated to a building: one below, and one above (accessible via a staircase).



Terraces

Terraces are often referred to as townhouses. They take up less land than a traditional standalone home, compensated for by their height so you get more out of your budget (and better views). Terraces allow for separation of private and shared living spaces across multiple floors.



Duplex

A duplex is one of two terraced houses that share an adjoining wall. They have all the advantages of a standalone terraced home for a fraction of the price. Like the standalone terrace, they also allow for separation of private and shared living spaces across multiple floors.



Standalone

Standalone or detached homes are designed and built with young and larger families in mind. These homes are bigger than the higher-density homes available in Roskill, with a land area closer to that of a typical New Zealand suburban home, and generally include private outdoor backyards and living spaces.

KiwiBuild

Homes in the more affordable price range are a priority within the Mangere Development. Each builder partner is required to include KiwiBuild homes amongst their market homes within the Development. These homes will be available to purchase off the plan for eligible KiwiBuild buyers only. To find out more about KiwiBuild's eligibility requirements and application process, head to kiwibuild.govt.nz

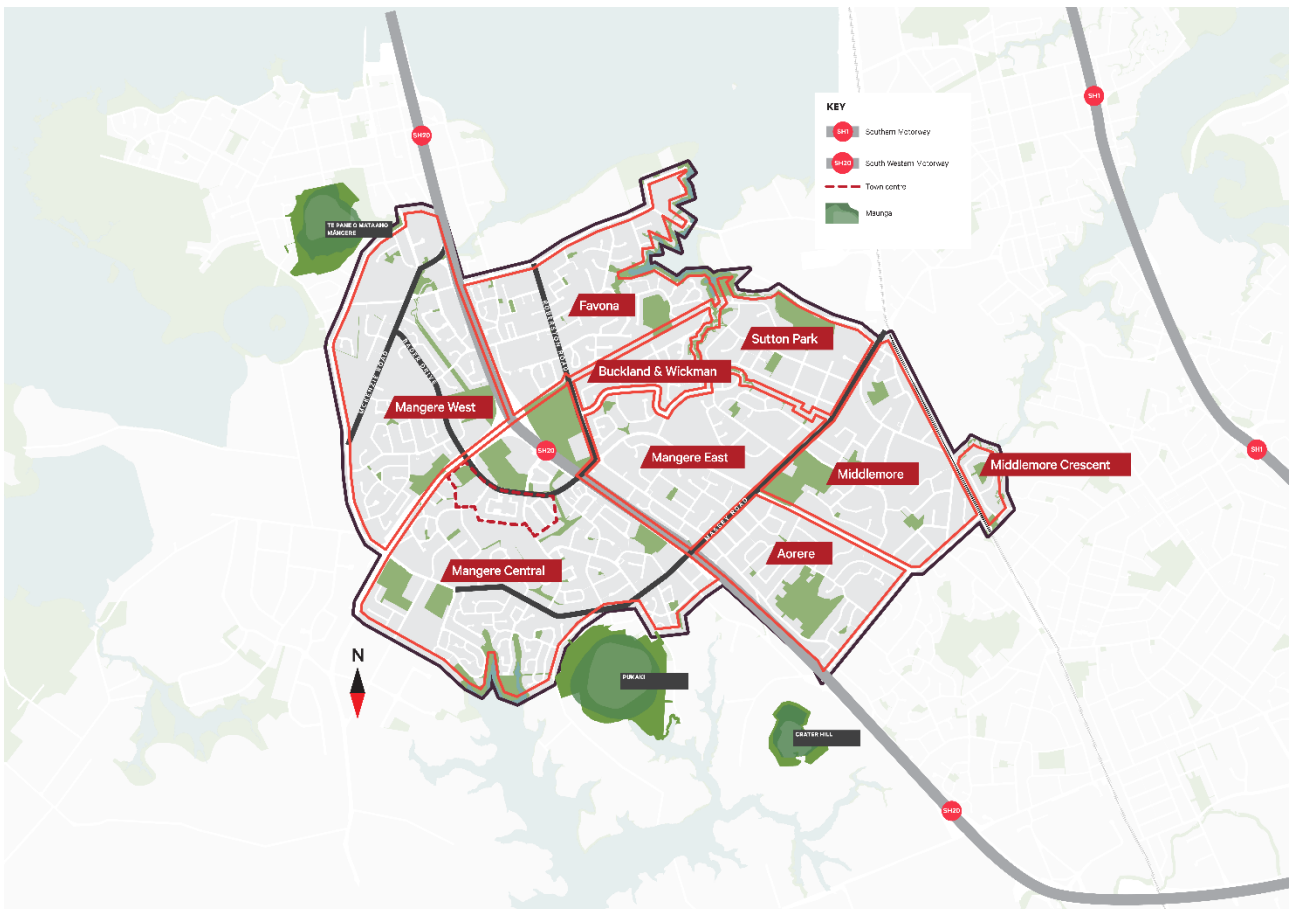
Homestar Rating System

Each new home built as part of the Mangere Development must achieve a six Homestar rating or above. Homestar is an independent and industry-recognised standard of a building that is overseen and administered by the New Zealand Green Building Council. The rating system promotes the high-quality design and build of new residential homes ensuring they are warmer, drier, healthier and cheaper to run than a standard home built to the New Zealand building code.

To find out more about the Homestar rating system, head to nzgbc.org.nz/homestar

Mangere's Neighbourhoods

The Mangere Development is made up of nine project neighbourhoods. With 10,000+ new homes coming over the next 15 years, all of the neighbourhoods will benefit from a greater choice of housing and upgraded streets and local amenities. The first two neighbourhoods to get underway are Mangere West and Aorere.



Meet the Builder Partners

When you buy a new home as part of the Mangere Development you will be buying a home built by one of our builder partners. Each builder partner has been chosen based on their reputation and build quality, so you can feel reassured that your home will be built to high standards.

Fletcher Living
Love your new home

Fletcher Living has a long history and strong commitment to providing quality new homes for Kiwis. We understand that life is meant to be enjoyed, and in our brand-new homes, you will be able to do that the moment you walk through the door. We carefully choose locations that offer great access to key amenities and services and develop neighborhoods with a strong sense of community.

www.fletcherliving.co.nz



Price List

For more information about the below-listed homes for sale, please contact the relevant builder partner.

Key for "TYPE" Column (All figures are subject to change. Please contact builder directly for further information)

Builder Partners **BP** Levels **1, 2, 3, 4**
W1 = Walkup, 1 level

Fletcher Living

www.fletcherliving.co.nz

Evelyn Park - 027 218 5165, EPark@frl.co.nz

Fletcher Living
 Love your new home

AFFORDABLE HOMES

Neighbourhood	Address	Lot #	Type	Bed	Bath	Car Park	House Total (m ²)	Total Area Size (m ²)	List Price	Completion Date (Est)
Mangere West	3/20 Bader Drive	PU6	Unit	1	1	0	48.1	52.7	\$500,000	Under Construction
Mangere West	4/20 Bader Drive	PUS	Unit	1	1	0	48.1	52.7	\$500,000	Under Construction

MARKET HOMES

Neighbourhood	Address	Lot #	Type	Bed	Bath	Car Park	House Total (m ²)	Total Area Size (m ²)	List Price	Completion Date (Est)
Mangere West	5 Kitea Place	9	Terrace	2	1	1	82	105	Under Contract	Completed
Mangere West	7 Kitea Place	10	Terrace	2	1	1	82	105	Under Contract	Completed
Mangere West	11 Kitea Place	12	Terrace	2	1	1	81	132	\$799,000	Completed
Mangere West	13 KaoKao Lane	17	Terrace	2	1	1	82	113	Under Contract	Completed
Mangere West	9 Kaokao Lane	19	Terrace	2	1	1	82	113	Under Contract	Completed