



Scan Me!



*\*example of similar home render*



ARBOR GREEN  
ROLLESTON

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Inspire  
HOMES  
EST. 2013

| New Zealand



**\$799,000**

*\*example of similar home render*

Lot 506 | Arbor Green | Rolleston



4



1



2



2

**Quality Homes  
at Affordable  
Prices**

**LAND SIZE**

550m<sup>2</sup>

**GUARANTEED RENTAL RETURN**

\$680 per week

**FLOOR AREA**

159m<sup>2</sup>

**RENTAL YIELD**

4.42%

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**HOMES**  
EST. 2013



## What's Inside?

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“

Excellent to deal with!  
From the start, they've delivered on their promises & been very professional & most importantly, trustworthy.  
- Mark & Mary Richardson

“

We are delighted with the look and feel of the property. We feel very fortunate to have had the Inspire team on the project.  
- Tracey & Blair Burtenshaw



“

Wonderful, friendly, professional service received from Inspire Homes. Highly recommend to anyone looking to build.  
- Suzi Smith

## Welcome to Inspire Homes

Inspire Homes is a residential home developer building across NZ with a wide range of affordable homes. Our homes are designed with comfort and style in mind, featuring spacious layouts and modern finishes that will make you feel right at home. Every home we build, we build with care. We don't treat homes as stock items or just another notch on the belt. Pride in our work is at the forefront of each project, whether a \$650,000 townhouse or a larger \$1.2m home.

We have built and handed over hundreds of homes and typically have 40-50 under construction at any one time. We often but not always complete the underlying subdivision work to the land before building our client's homes. Our favourite locations are Christchurch, Auckland, Gisborne, Invercargill, Whangarei and Palmerston North.

Inspire Real Estate started in 2008 and has evolved into four distinct divisions - construction, property sales and management and a portfolio of accommodation assets.

My name is Anyos Goczy, and I am the owner of the Inspire group of companies. The firm would be nothing without its loyal and long-serving co-workers and contractors. I am grateful to all involved, and my drive to keep going is a mix of loving my work and ensuring my team is happy and looked after also.

We have two children, Abby and Josh, and my wife Louise is my everything - we have been together since we were 18 years old. They have very little to do with the company but support me continuously. On behalf of everyone, we look forward to working with you.



## About The Area

At Arbor Green, your home is just the start of an enriching lifestyle. Their neighborhood is thoughtfully designed to foster community and enhance everyday wellbeing through well-planned streets, lush landscaping, and top-notch amenities.

Arbor Green is crafted for living. Upon completion, it will feature 1,200 high-quality homes along beautifully landscaped streets. A primary school and a central neighborhood precinct serve as key gathering spots, while multiple parks, pathways, and cycleways ensure safety and convenience for all residents. From natural spaces to connected places, whatever brings you joy, you'll find it in abundance here.

Living in Arbor Green offers seamless access to the best of the Selwyn region. Situated in Rolleston, you're close to urban conveniences that simplify life, with ample work and education opportunities nearby and Christchurch just 20 minutes away. Venture further, and Canterbury's mountains, lakes, and beaches await your discovery.

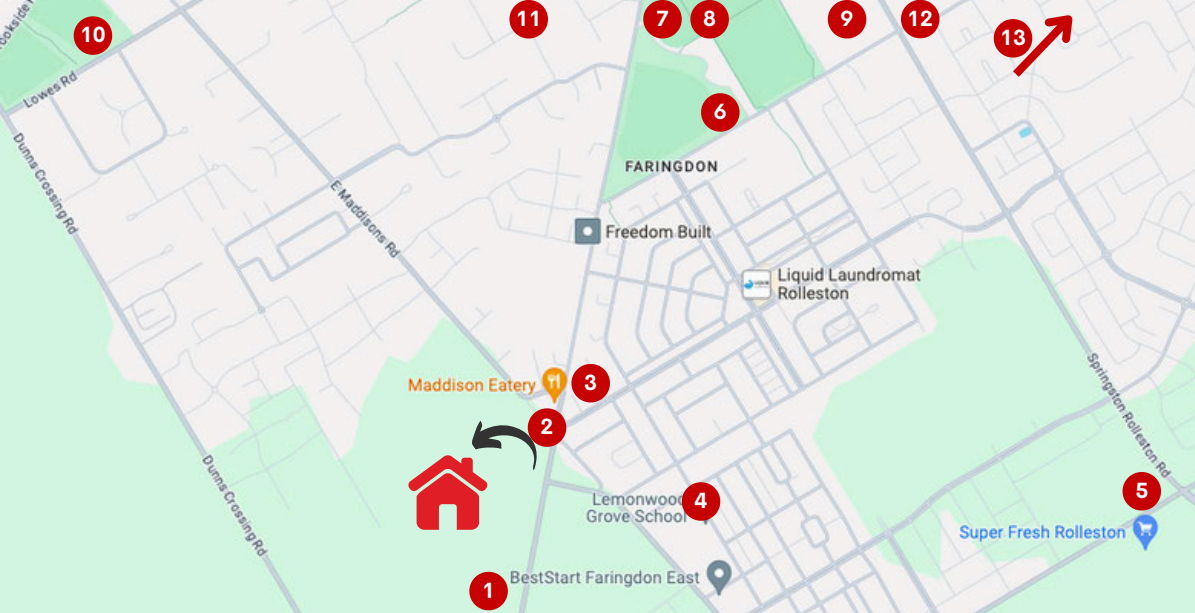
The Arbor Green neighborhood center will feature a vibrant mix of homes, services, and hospitality venues. Address your daily needs at the medical center, break a sweat at the gym, or meet friends for drinks while enjoying a sunset over the reserve.

For your grocery needs, visit the new 5-star green-rated, 3500m<sup>2</sup> Woolworths. Whether you opt for the click-and-collect drive-through or prefer to browse the aisles, you're likely to run into a neighbor doing the same.

A new primary school, set to open in 2025, will be located in the northwest corner of Arbor Green. With multiple preschools and Rolleston College nearby, families can be confident that quality education is just around the corner.

Arbor Green is interwoven with natural spaces, from the large central reserve to numerous parks and greenways, making outdoor activities easy. Rain gardens, swales, native plantings, and landscaped berms support environmental and resident wellbeing.

The street plan of Arbor Green is designed to promote connection. Wide streets, generous berms, and separate pathways create a walkable community that is safe for everyone. Whether you walk, skate, scooter, cycle, drive, or jog, getting around is a breeze here.



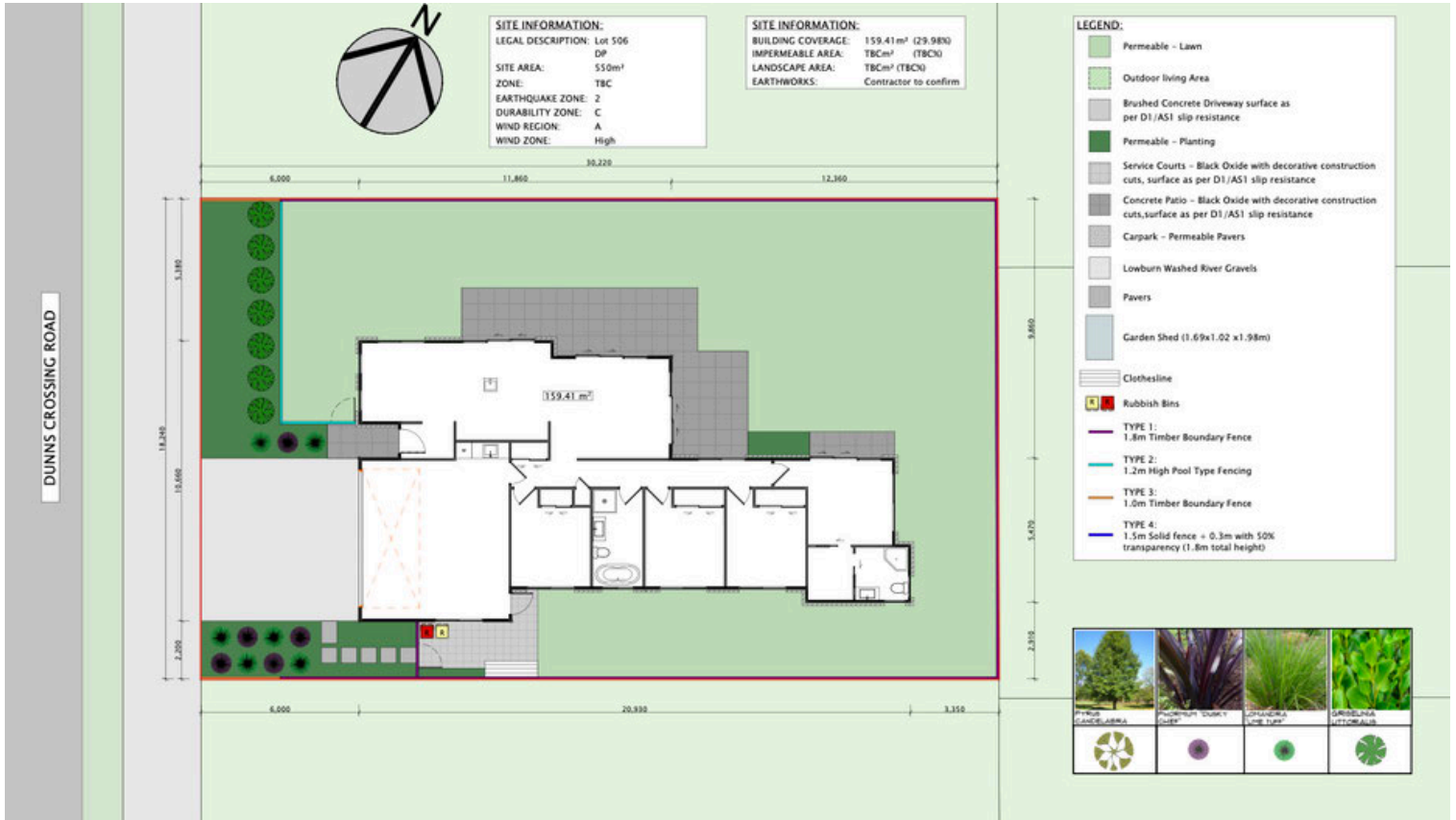
## What's Nearby?

Offering generous flat sections with ample room for kids to play at home or in one of the three local parks, Rolleston is located 22km south of Christchurch and stands as Canterbury's second largest urban center. This vibrant community is home to growing businesses, purpose-built facilities, high-quality schools, and a plethora of shops and eateries, making life here enjoyable and convenient. Dive into fun at the aquatic center, immerse yourself in books at the library, or score points on the playing fields – Rolleston is brimming with activities and destinations.

- 1 AG Neighbourhood Centre 2026
- 2 Woolworths 2025
- 3 Maddison Eatery
- 4 Lemonwood Grove School
- 5 Rolleston College 2nd Campus
- 6 Foster Park
- 7 Selwyn Ports Centre
- 8 Selwyn Aquatic Centre
- 9 Rolleston College
- 10 Brookside Park
- 11 New World
- 12 The Warehouse
- 13 Christchurch CBD (20mins away by car)



# Landscape Plan



# House Plan



4



1



2



2





# House Plan



WEST ELEVATION 1:50

ELEVATION NOTE LEGEND

R-01	ROOF CLADDING	SELECTED COLORSTEEL ROOFING
W-01	WALL CLADDING	SELECTED BRICK VENEER
W-02	WALL CLADDING	SELECTED CERAMIC TILE INTERLOCKS
W-03	PAINT & COATINGS	COLORSTEEL PAINTS & SPOUTINGS (BONAPPE)
W-04	WINDOW FINISHES	WOODEN GRILLS AND LININGS
W-05	ENTRY DOOR	ALUMINUM TRIMMED & GLAZED
W-06	GLASS DOOR	DOUBLE GLAZED ALUMINUM WINDOW IN GLAZING



EAST ELEVATION 1:50



NORTH ELEVATION 1:50



SOUTH ELEVATION 1:50

## MATERIALS



# Rental Appraisal



Inspire | New Zealand  
REAL ESTATE

## Rental appraisal

Date: 1<sup>st</sup> July 2024  
Property address: Arbor Green  
Suburb: Rolleston – Christchurch  
Main dwelling: 4-bedrooms, two bathrooms plus WC  
Garaging: Double garage, internal access  
Main Features: Located in the stunning Arbor Green subdivision in the Selwyn district – Christchurch, these limited lots will benefit from being in a premier Christchurch location. Built by a Master Builder - Inspire homes with care, these sought-after homes are almost too good to be true. There is huge demand in Christchurch for new housing. This demand is across owner occupied and rental properties and our office in Christchurch is overrun with lovely families looking for homes, especially in this locale. Being so close to amenities and surrounded by similar quality homes everything tenants require will be close by.

This home is architecturally designed with care. This translates into a home that is not just a rental but a home that anyone would be happy to live in. Complete with a stylish open plan living area and storage throughout are some of the reasons why we anticipate very strong demand from occupants. The agency has been placing tenants in Christchurch for over 6 years now.

Road front / down a drive:  
Guarantee:  
Appraised rent range:

Road front  
This project comes with a 24-month rental guarantee subject to terms and conditions at a rate of \$680pw.  
\$660 - \$700 per week (approx.)

Kind regards,

Anyos Gonczy (B.Bus)  
Group Director  
0212722073

[anyos@inspireproperty.co.nz](mailto:anyos@inspireproperty.co.nz)

DISCLAIMER - While care has been taken in the preparation of these, this appraisal is an indication of the rental value based on the information received and the judgement of the Property Manager. Neither the company nor the Property Manager accepts any legal liability for same.



# Rental Guarantee

Like all investments, there are always uncertain elements that can be intimidating. We understand that, and it's why we take some of the guesswork out of the equation by offering a 24-month rental guarantee when you buy from us and choose to have your property managed by Inspire Property Management.



## WHY CHOOSE US?

Inspire is focused on ensuring you get the best out of your property. We understand that whether this is your only rental property or one of a growing portfolio, it is just as important.

Backed by years of experience, we will obtain a premium rental value through proven practices and processes. And one of the most fundamental parts of this is to find you the right tenant. We start with our marketing campaign through trusted channels, websites, networking and social media to ensure your property receives the right attention. Inspire will ensure the best tenant is selected for your property using diligence, research and instinct.

As part of the professional management service that we offer you, regular and thorough property inspections will be carried out. As and when repairs or maintenance are required, we will take the hassle out of organising the work.

Above all, communication is key. Our team is trained in all relevant and recent legal requirements and ensures that you are always informed about what is happening with your assets. Whether that is providing detailed reports on tenants, inspections or maintenance, or chasing rent, our service is unmatched.



## FREQUENTLY ASKED QUESTIONS

### How much is my property being rented for?

Your property will always be advertised and rented at or slightly above market rents at the time it is listed. It's not unusual for the rental market to have shifted from the time you buy to when the project is completed. In the event that the market rent is lower than the guaranteed amount, we will top your rent up to the guaranteed amount.

### What does the rental Guarantee cover?

It covers rental vacancies and any shortfall between the market rent and the guaranteed rent amount.

**When does the Rental Guarantee commence?** 4 weeks from the date of settlement

### What fees will I pay?

Our rates are among the best in the industry, set at just 8% of weekly rental income. Tenant placement fees and inspection charges also apply and are detailed in our Landlord's pack. We don't charge marks-up on any arranged repairs or maintenance.

### How do I pay my fees?

For your convenience, management fees will be deducted from your rent payments and will be disclosed in your monthly statements.

### When will I receive my rent?

The 1st and 16th of every month (or the next business day) to your bank account. Monies received will be the net amount of rent paid minus management fees or expenses incurred.

### When will I receive my rent top-up, if any?

In the event the property is vacant, the guaranteed amount will be paid to you weekly. When a top-up is being paid to cover a shortfall, this weekly amount will be bundled together and paid biennially.

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HOMES  
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# Rental Guarantee

## Do I get to choose my tenants?

Your Inspire Property Manager will select the most suitable applicant on your behalf after thorough background, credit and reference checks.

## Who will ensure my investment property is well looked after?

A crucial role of your property manager is being your eyes and ears at the property. They inspect your property every 3 months and report back to you with plenty of photographs and commentary. If and when challenges arise, the property manager will take careful but decisive action to ensure everything is back to how it should be.

## What insurance do I need?

Owning a rental property without insurance is like driving a car without your seatbelt fastened. It is for this reason we require you to take out a landlord's insurance policy to qualify for our guarantee.

## Should you allow pets?

This is up to you. Allowing a pet suitable for the size of the property like a cat or a small dog may help attract a broader base of potential tenants and let us secure a tenant for you faster. Pets can make it harder for tenants to find new property to rent so you may find you get a long-term tenant when you allow their pets. Ultimately this is your decision and best discussed with your property manager who will be supportive of whatever option you decide.

## What happens if my investment property needs maintenance?

One of the perks of new builds is the 12-month defects warranty and 10-year structural warranty. This means we'll take care of any maintenance required during the warranty period. For any maintenance required outside of the warranty period, your property manager will contact you to discuss the best solution.

## Do I need a Healthy Homes Assessment?

Yes, any property being rented must be assessed to ensure it complies with the new Healthy Homes standards and a Healthy Homes statement must be provided for all tenancies starting after July 1st 2021. We will arrange this as part of our Management Agreement with you at our cost.



# Interior, Exterior and Colour Scheme



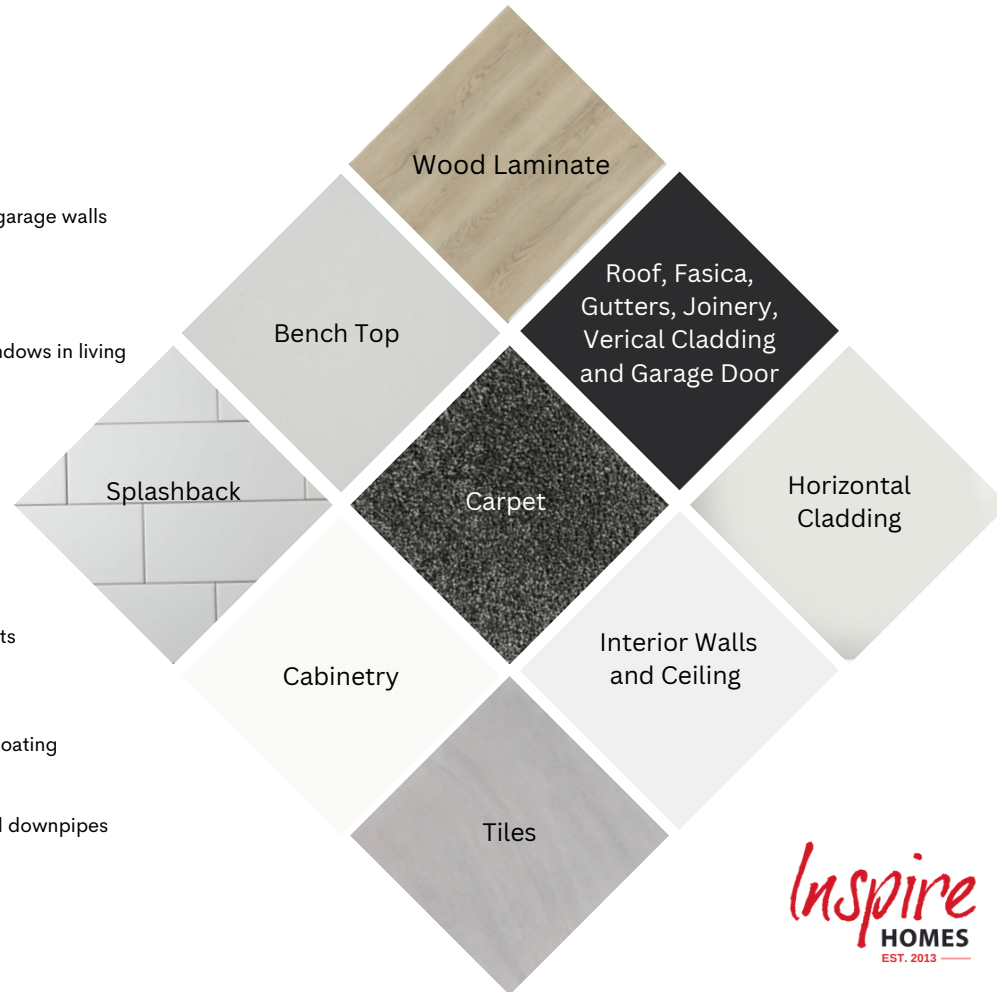
10 Year Master  
Builder Guarantee

## INTERIOR

- Walls- 10mm GIB Plasterboard
- Ceilings - 13mm GIB Plasterboard
- Bathroom Walls - 10mm Aqualine GIB Plasterboard
- Bathroom Ceilings - 13mm Aqualine GIB Plasterboard
- Square-stop Finishing
- Skirtings- 60x10mm single bevel pine
- Grooveline Door Frames
- Wall Insulation - Bradfords Gold R2.4 to all external walls & internal garage walls
- Ceiling Insulation - Bradfords Gold R3.6
- Gib stopping and paint - Level 4 finish
- Interior doors - pre-hung painted MDF doors with quality pine jambs
- Wardrobes - Powder-coated wire shelf and rail organizers
- Window coverings - White Faux Wood Venetian Blinds to narrow windows in living areas and Blackout Roller Blinds in all remaining windows
- Hardware - Schlage Element Series Lianna in Satin Chrome
- Doorstops - Skirting Mounted Brushed Nickel with Concealed Fixing
- Kitchen - 20mm Engineered Stone Benchtop
- Handles - Sylvan Hilton Handles in Matte Nickel
- Sink - Undermounted Hafele Cubo Single Bowl 540mm wide
- Tiled splashback - White Subway Tile

## EXTERIOR

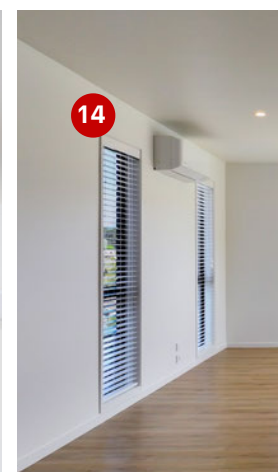
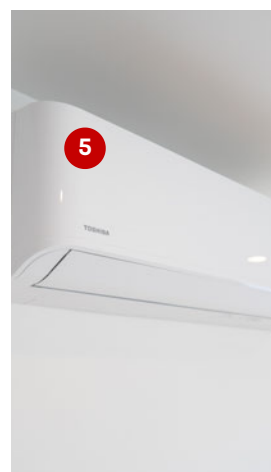
- Ribraft concrete floor designed to meet H1 building code requirements
- H1.2 treated timber framing and roof trusses
- Painted soffits
- Aluminium entrance door with digital door lock (Yale or Schlage)
- Joinery - Powder-coated aluminium with double glazing and Low-E coating
- Double-tongued (venting) window handles
- Roof coverings - Colorsteel roof in corrugated profile
- Fascia & Spouting - Colorsteel fascia & spouting and powder-coated downpipes
- One exterior hose tap
- Niagara H3.1 Timber Bevelback Weatherboards
- Weatherex Primelok Bevelback Weatherboards
- Weathergroove Natural 150mm Vertical Board
- Selected 70 series brick
- Clothesline & Letterbox





## Features: Kitchen & Interior

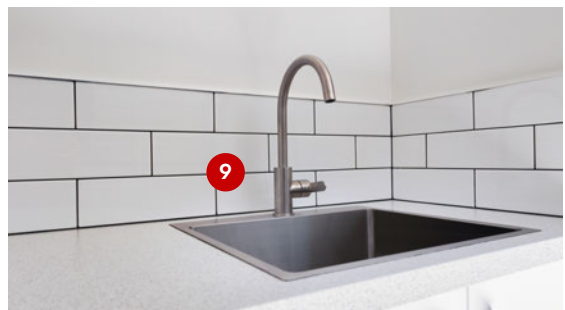
- 1 Feature Clemene Pendant Lighting
- 2 Soft Close Drawers and Cabinets
- 3 Integrated Parmco Power Pack
- 4 Sylan Hilton Handles Matte Nickel Finish
- 5 Toshiba Heatpump
- 6 Premium Hush Waterproof Flooring
- 7 Parmco Induction Cooktop and Oven
- 8 Foreno Purity Gooseneck Pull-Down Mixer
- 9 Undermounted Hafele Basin
- 10 Subway Tile Splashback
- 11 Recessed LED Lighting
- 12 Aluminium Double Glazed Joinery
- 13 Blackout Roller Blinds
- 14 Venetian Blinds





# Features: Exterior & Interior

- 1 Timber Weatherboards
- 2 Clay Bricks
- 3 Dominator Valero Garage Door
- 4 Colorsteel Roofing
- 5 Driveway & Vehicle Crossing
- 6 Security Sensor Lights
- 7 Elfa Wardrobe Storage Systems
- 8 Cavius Photoelectric Smoke Alarms
- 9 Built-in Laundry with Benchtop and Deep Bowl
- 10 Quality Switchgear



# Key Features

- Registered Master Builder – 10-Year Structural Guarantee
- Ready-to-Rent Service – Includes Softscaping (planting) and Blinds
- Healthy Homes Compliant – Independent Assessment Report provided at Settlement
- Specified for Style, Durability and Energy Efficiency
- Rental Appraisals backed up with 24-month Guarantees
- Construction and Property Management Teams working side-by-side
- Colour Selections by Professional Consultants for stylish design schemes
- Tiled Floors and Walls to 1.5m Height
- Tiled Splashbacks in the Kitchen and Vanities
- Mizu Drift Modern Tapware in Bathrooms and Elegant Gooseneck Mixer in Kitchen
- Soft Close Drawers and Cupboards
- Full Height Cabinetry
- Dulux Professional Colour Selection and Paints
- Commercial-Grade Waterproof Wood Laminate Flooring with underlay
- Durable Solution-Dyed Carpet with Plush 11mm-130kg Underlay
- Custom-made Laundry Cabinetry with HPL Benchtop and Hafele Deep Laundry Bowl
- Recessed LED Downlights

# For Peace of Mind

- Engineer Designed Foundations
- Engineer Monitored Slab and Framing Construction
- Boron Treated NZ Timber Framing
- Flexible Air Barrier Cavity System
- Fire Retardant Roof Underlay
- Thermally Broken Double Glazed Aluminium Windows
- Insulation to External & Internal Garage Walls and Ceiling "Double Envelope"
- Appliances with 7-Year Warranty – Induction Cooktop, Oven, Dishwasher and Integrated Extraction Unit



Healthy Home  
Compliant



Inspire  
HOMES  
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# Why build with Inspire Homes?



## FOUNDATIONS

Geotechnical Engineers analyse every section we build on. Our structural engineers design and monitor the construction of the foundation and Rib-Raft slab to ensure it meets the specific ground conditions. Rib-Raft slabs perform better in earthquakes and provide insulation ratings of R2.2.



## MASTERBUILDER

Builders must demonstrate professionalism, utilise best practices and maintain strong balance sheets to give their customers confidence in their ability to deliver a sound home they'll enjoy for years.



## TIMBER FRAMING

Timber has naturally lower thermal and acoustic conductivity meaning homes with timber frames are warmer and quieter between rooms. All of our framing timber is pressure treated with Boron to make them highly rot-resistant even in damp conditions. Our Flexible Air Barrier systems prevent water from getting in but allow vapour to get out.



## THE ENVIRONMENT

Because our frames are also all from locally sourced renewable timber, they're not just better for your home. They're better for the environment. Bradford Insulation is made from 80% recycled glass.



## BETTER, SMARTER INSULATION

Bradford Gold's R2.6 Wall Insulation and R3.6 Roof Insulation keep your home warmer in winter and cooler in summer, keeping power bills low. All external walls and ceilings, including the garage, are insulated. We also insulate the internal walls of the garage to create a double thermal envelope to make living areas as comfortable as possible all year round.



## THERMALLY BROKEN DOUBLE-GLAZED JOINERY

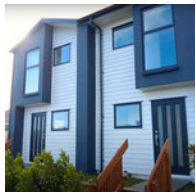
Windows are responsible for most of the heat lost in winter and heat gained in summer. Our double-glazed windows feature a low-emissivity coating on the panes, Argon-gas in the air channel and thermally-broken frames, which separate the interior and exterior frames with a low conductivity resin so you not only reduce thermal transfer through the glass but through the frame itself.

# Some of Our Completed Developments



## 81 Princes St, Pukekohe

Four 3-bedroom homes with full weatherboard clad in classic Kiwiana style.



## 3-5 Dublin St Pukekohe

Twelve 2-bedroom townhouses clad in linea weatherboard and rendered brick for contemporary good looks.



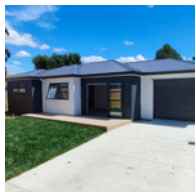
## 15 - 17 East St, Pukekohe

Twelve 2-bedroom townhouses clad in linea weatherboard and bagged brick for a striking combination.



## 9 Bethpage Rise, Whangarei

Standalone 4-bedroom weatherboard home with dark stained timber shiplap for bold clean lines.



## 28 Cargill Street, Papakura

Standalone 3-bedroom home clad in black and white timber weatherboards for a modern high-contrast appearance.





ANYOS GONCZY  
Group Director



JARED PERKINS  
GM – Construction



MICHELLE STANBOROUGH  
GM – Property Sales



LISA JOHNSON  
GM – Property Management



LISA TAYLOR  
Key Account Manager  
Property Management



OLIVIA DALZELL  
Office Manager

Get in touch below to speak with one of our team.

Email: [hello@inspirehomes.co.nz](mailto:hello@inspirehomes.co.nz)

Contact Us



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DISCLAIMER: Although all reasonable effort has been made to ensure the accuracy of the information contained in this pack it is not a legally binding document. All purchasers are advised to do their own due diligence and ensure that all important aspects are confirmed in their build contract or in writing and recorded between solicitors. All renders contained in this pack are an artist's impression only.