



Twelfth Edition - April 2023

Property market report

Auckland's median price fell 21.7 percent to \$940,000, which puts its median price below \$1 million for the first time in two years. The median number of days to sell a property in Auckland was 53, up 16 days from January 2022, and the number of residential property sales decreased by 27% from a year ago. There is no sign that prices for residential property around New Zealand have bottomed out let alone turned upward. A net 57% of agents in Tony Alexanders recent Property Poll have reported that prices are going down in their area. This is statistically unchanged from 59% a month ago and as the graph shows alignment with the weakness in place since the turning of 2021-22 when the Responsible Lending Act was introduced causing shock waves through New Zealand's Banking industry. Agent are seeing a few more buyers and lookers at open homes with a net 22% of agents reporting that they are seeing more first home buyers. This is the strongest result since the end of September just before the higher than expected inflation number and upward lift in monetary policy tightening expectations. First home buyers are likely responding to signs of banks becoming more willing to lend, rising rents, the extent to which house prices have declined, good job security, strong wages growth, and some discounted interest rates. The restrictive regulatory framework imposed on banks and the continued escalation of mortgage rates are the main reasons for buyer reservation and prices will continue to be soft through 2023 given the signaling from Reserve Bank and Labour's Finance Minister.



Let's look at sales over the last month:

Helensville	\$625,000 to \$840,000
Herald Island	\$3,500,000
Hobsonville	\$557,000 to \$1,500,000
Huapai	\$1,089,000
Kumeu	\$970,000 to \$3,500,000

Massey	\$575,000 to \$1,405,000
Muriwai	\$1,300,000 to \$1,401,000
Riverhead	\$1,450,000
Swanson	\$805,000 to \$1,200,000
Waimauku	\$1,005,000 to \$1,576,000
Waitakere	\$1,085,000 to \$1,425,000
West Harbour	\$711,131 to \$1,672,000
Whenuapai	\$1,050,000 to \$1,270,000

Whatever your situation and position, a conversation can always help create clarity and after 17 years of real estate knowledge and application at a top level, I am here to assist you making the very best decision possible. Contact me on 027 632 0421 or email graham.mcintyre@mikeperero.com - Mike Pero Real Estate Ltd Licensed REAA (2008).

Factors Affecting Rent Levels

As a landlord, you want to get the highest rent possible for your investment property. However, it is important to price your property to meet the market to avoid extended vacant periods which will impact your return. Do your research and consider the following to get top dollar for your property:



Location Research historic rent levels for your location. What is the perception of this area, suburb within the local region? Find out more about the current demographic and properties in the area.

Size/Age/Condition The majority of demand for rental properties in most regions is for 2-4 bedroom homes suitable for families. Properties with too few, or too many bedrooms will have lower demand. Tenants are attracted to well-maintained, well-kept properties that are warm and dry. Consider redecoration or modernising to maximise the rent level.

Marketing Use a professional property manager to ensure that your property is marketed where tenants are looking. They will have access to the best websites and have experience in targeting the listing to right audience. In addition, they will likely have their own

Property

database of tenants actively looking for properties like yours.

Presentation Check out your competition- what can you do to make your property stand out from other listings available in the area? Does your property present well and hold appeal for a wide range of potential tenants? Consider de-cluttering, professional cleaning, internal painting in neutral colours and garden maintenance to appeal to the widest audience.

Professional v Private landlord Tenants often feel more comfortable working with a property management company as it gives them a degree of separation from the owner, confidence that they will be treated in accordance with industry best practice and that the rent will be set at a fair level.

Furnished v Unfurnished From our experience, unfurnished fixed term lettings attract a greater level of enquiry and demand therefore secure a higher rent. Most tenants have their own belongings to move in to their rental.

Tenancy Term We find that most families are looking for stability and security for their family and in most instances prefer a fixed term tenancy to begin with. Having to move frequently can be both costly and stressful.

Local amenities What is close by? Shops, community centre, sports fields, playgrounds, restaurants, cafes, takeaways, bank, post office, etc. Tenants are interested in what the area offers, not just the property itself.

Section size and safety Properties that have a safe, fenced, easy care section appeal to families with children and pet owners. Something with reasonable size for play and entertainment and also offering privacy is ideal.

Supply & Demand The rental sector is very much driven by market forces of supply and demand. Look at comparable in your area, price bracket etc. and price competitively to reduce the risk of prolonged vacancy and increase the likelihood of attracting multiple applications.

Test the market Set the rent level and market accordingly but be

prepared to adjust downwards if demand doesn't materialise within the first 1-2 weeks. Failure to do will run the risk of increased vacancy which will impact your rent return.

To discuss your property's rental attractiveness in more detail, or to request a rental appraisal, please contact our Business Development Manager - Mike James 021 413 660 or mike.james@therentshop.co.nz.

Looking to buy a home; who do you talk to?

Mortgage Broker, Mortgage Advisor, Financial advisor - who are these people? Buying a home can be tricky - and knowing who to go to for help isn't always straightforward.

For instance, you may have heard you should use a Mortgage Broker to work out how much you can borrow

and to get the best deal for you, given your current circumstances and your future goals. Sounds like solid advice, but someone else has recommended a Mortgage Advisor - so who's better? This one's a trick - the two titles mean exactly the same thing. 'Advisor' is probably a more accurate title for what we do - but I tend to use 'Broker' as more people are familiar with this term.

Ok - but now you've been told about a great Financial Advisor, what about them? Well as it turns out all Mortgage Brokers are Financial Advisors - but not all Financial Advisors are Mortgage Brokers (confused yet?). Financial advice can cover Lending, Investments, Insurance, Budgeting and more.

Great - so your Mortgage Broker is a Financial Advisor - this means you can get them to sort out your insurance too? Maybe.... each Financial Advisor must be qualified and accredited for each area of advice they provide. I have chosen to only focus on mortgages and to partner with financial advisors with expertise in other areas, who have great reputations with their clients - together we can provide in depth expert advice and really focus on each individual's specific needs, rather than offering generic solutions.

Ok - but you've also been told you need a lawyer, and someone else said you need a conveyancer, how about a building inspector? You've heard you might need a valuer. Who do you talk to? Where should you start? Being a Mortgage Broker I may be biased - but I'd suggest you start with one of us. We can guide you through who you need to engage with and let you know when it makes sense to talk to



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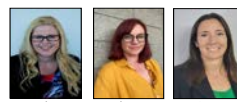
CLEARSTONE LEGAL

"Debra and her team at Clearstone Legal helped everything run like clockwork when I moved out of my home of 35 years.

The timing could not have been worse as Auckland was in lockdown throughout the whole process of marketing, selling and moving but they managed to find a way for me to sign all the documents and have virtual meetings when necessary. They kept stress levels minimised and I would recommend them to others needing assistance going through the move to a retirement village." Susan K



Debra Barron, Principal | Emma McGrath, Senior Solicitor
Elyse Crowther, Registered Legal Executive | Tina White, Legal Executive



1A Tapu Road, Huapai, Kumeu
1/547 Te Atatu Road, Te Atatu Peninsula
09 973 5102 - www.cslegal.co.nz

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them. Different buyers and different properties will require different kinds of expertise, a good broker can let you know who you might need - and provide some recommendations.

If you'd like to talk to me about buying a home, feel free to give me a call; and as always, if you want to meet for coffee - it's on me.

If you're after great advice on something I don't cover (like insurance) - feel free to call anyway - I'll be able to give you a good recommendation or two.

Scott Wombwell, Managing Director & Mortgage Broker & Mortgage Advisor & Financial Advisor & Regular Columnist - Better Borrowing 020 4009 8944 | www.betterborrowing.co.nz.

Tenancy - your rights and obligations

Most of us familiar with being either a landlord or a tenant will know about tenancy agreements. This is a written contract between the landlord and tenant. The idea is that this agreement acts as a safeguard for both the tenant and the landlord. However, even in good faith, there can be certain things written that are not clear or are ambiguous. And, sometimes, when there is a misunderstanding, these unclear parts can cause frustration or friction. When there is a dispute between a landlord and a tenant that cannot be resolved through talking together, either party can apply to the Tenancy Tribunal to help resolve it. A Tenancy Tribunal hearing takes place before an adjudicator (a person whose role is to hear both sides and make a final decision about your case).

A tenancy agreement must include certain minimum information as well as certain statements about the property and recently landlords now have to include statements under the healthy homes standards. Then there are other things that can be included but are not mandatory. For example, a landlord can add a condition about smoking in the property, the maximum amount of people that can live in a house, or keeping pets on the property. These statements or conditions are called clauses but this is where problems can begin. Some clauses written are not enforceable. So why is this?

The Residency Tenancies Act provides the guidelines for agreements but some of the rules are so broad it opens up a gateway of uncertainty. The following are examples of when clauses written in agreements can't be enforced because they are either unreasonable or they are in conflict with the Residential Tenancies Act.



"My tenancy agreement has a clause that states there will be an automatic \$250 deduction from the bond for cleaning at the end of the tenancy. Is this legal?" This is a great example of an unenforceable clause because your landlord cannot require professional cleaning at the end of the tenancy, nor make a deduction from the bond to pay for it. This is because the Residential Tenancies Act states that at the end of your tenancy, you have to leave the property in a reasonably clean and tidy state - and it is only if you fail to do this that the landlord can deduct bond money for cleaning.

"My tenancy agreement says that I will be charged a late fee if I don't pay my rent on time - can they do this?" Even if your tenancy agreement has a clause that says you will be charged interest or late fees for late payment this would not be enforceable in the Tenancy Tribunal. Your landlord has to follow a process, which may be making a repayment plan that you can afford. However, not paying rent on time does make you in breach of the Residential Tenancies Act and your tenancy agreement so it does need to be sorted somehow.

"My landlord disapproves of some of my friends and says I cannot invite them around. Can they do that?" A tenancy agreement clause saying you cannot have visitors without the landlord's permission would not be enforceable because it would be in breach of your right to quiet enjoyment of the property. What does 'quiet enjoyment' really mean? It means that tenants can enjoy living in a property and enjoy it without any interference or harassment by the landlord. However, it's important to remember that it works both ways. Tenants must also make sure they don't interfere with the peace, quiet and privacy of their neighbours and other tenants. This doesn't mean they can't make any noise, but it's about being reasonable.

When problems do arise it's a good idea to try and address these as soon as possible. Identifying issues early can make it easier to sort out and resolve. The best approach is to have a productive working relationship between both tenant and landlord. Tenants and landlords want the best and neither generally want problems. They can often resolve problems themselves without having to go to mediation or the Tenancy Tribunal. This approach will also be less stressful and less time-consuming.

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James

Managing Director

☎ 021 413 660

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If you want to find out more, the Citizens Advice Bureau has lots of information on its website cab.org.nz or pop in for a chat with a volunteer or give us a call. There is lots of other really good information on the internet too such as on the Tenancy Services website or aratohu tenant advocacy website (tenant.aratohu.nz). Anyone who wants to ask for advice can contact the Citizens Advice Bureau Massey in Te Manawa, 11 Kohuhu Lane Monday to Friday 9am to 3pm on 09 833 5775 or 0800 367 222 or send an email on massey@cab.org.nz. Confidentiality is always assured.

Flood damage and the stickers system

After the recent floods, you may notice houses with white, yellow, or red stickers. These stickers indicate the level of damage caused by floods, which is a critical consideration for property buyers and renters in flood-prone areas.

White-stickered houses mean that the building has no or minimal damage and is safe to occupy. These houses are generally in good condition and are at lower risk in case of flooding.

Yellow-stickered houses may have some damage and be potentially dangerous and have some restrictions on use. The extent of the damage and necessary repairs will depend on the specific circumstances of the flood and could be problematic for potential buyers. Insurance companies may also require additional information, such as an engineering report, before offering any coverage on a yellow-stickered house.

Red-stickered houses indicate that the building is not safe to occupy and must not be entered. These houses have significant damage that poses a high risk to residents in case of flooding. Red-stickered houses may require extensive repairs or may need to be demolished entirely, depending on the extent of the damage.

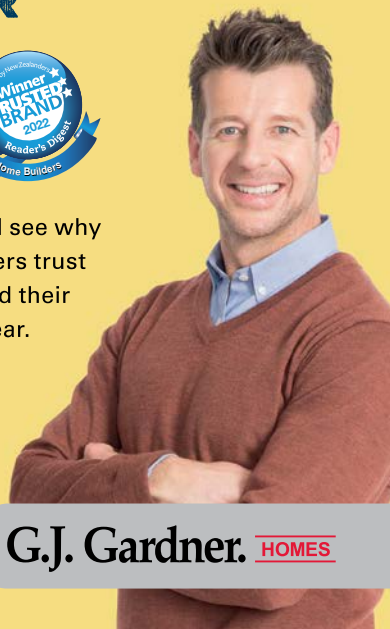
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Red and yellow stickers are formal notices under the Building Act 2004 and cannot be removed, damaged or altered. If you do not comply with the requirements or restrictions under the stickers you could be liable to pay a fine.

If you are looking to buy or sell a property and are wanting more information on this or any other legal issues you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

What you should know when considering Retirement Village living

By Yolandie Rivas

Moving to a retirement village is a big decision. They can offer many lifestyle benefits such as an increasing a sense of security and community, easy access to leisure facilities such as a pool, gymnasium, and movie theatre and best of all, no more having to spend hours and hours of your time mowing lawns and maintaining your property! However, it's important to understand the future implications and differences from owning your own home.

Buying a unit in a retirement village is different from purchasing a house. When you buy into a retirement village, you are actually purchasing the right to occupy, not outright ownership. There are still monthly fees to pay which vary, depending on the outgoings of the village, the extra services, and the utilities you use. As you don't own the property, you won't receive the benefit of any capital gain and upon deciding to leave the village you could actually lose up to 30% your purchase price. However, for most people moving into retirement living, they do so with the knowledge that they will not be occupying their own property again.

So, you've found the perfect retirement unit? The first step is to complete an application. Upon acceptance, you will be asked to pay a deposit of between \$2,000 and \$10,000 to secure the unit and undertake a medical assessment, update your will and have Enduring Powers of Attorneys (EPA's) in place. You will also be provided with an Occupation Right Agreement (ORA). As there are a range of providers, these agreements are all slightly different. For your protection, an ORA can only be signed once a Solicitor has explained it fully to you. If, after signing you have second thoughts, you can cancel the agreement in writing within 15 working and receive a full refund of any money paid.



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But what if I have a house to sell? Most villages are happy to make the ORA conditional on selling your existing home, so that you can use the proceeds to pay for your unit. Like purchasing a house, the apartment usually comes with various appliances and fittings, but there may be additional costs, for example if you require carparking.

What can I or my family expect once I move out? Under the ORA, the purchase price (or entry payment) is usually split in two parts: A facility contribution of around 30% of the purchase price and an exit payment which is paid when the agreement ends. Usually if you stay longer than five years, the village will deduct the total amount and then the exit payment balance of about 70% will be paid to you or your estate. However, this balance will only be paid once your unit has been sold and the village has received the funds.

So before deciding to make the move to a retirement village, make sure you do your homework. More information, checklists and calculators are available on the Sorted website at www.sorted.org.nz/guides/retirement/living-in-a-retirement-village.

We are happy to guide you through the process, making it easy and stress-free. We can also look after the sale of your existing property, update your will and put EPAs in place for you. For free no-obligation advice, give us a call on 09 973 5102 or make a time to come and see us at either our Kumeu or Te Atatu office.

Keith Hay Homes

Keith Hay Homes has been delivering quality, transportable homes to happy customers since 1938. With variety of plan options, there is a home to suit your budget and lifestyle. From family homes, first homes, holiday homes, farm workers' accommodation, investment homes, they have you covered.



Keith Hay Homes are the experts in minor and secondary dwellings. They understand that taking all the steps involved in developing an investment property can be daunting. The experienced Keith Hay team can walk you through the process step by step, or handle everything so you can utilise your time to find the next project or concentrate on your own income source.

Homes are built by licensed building practitioners only, using top quality products from other leading New Zealand manufacturers. David Hay, Managing Director, offers his own Personal Guarantee, which gives more comfort than a Master Builders guarantee.

Keith Hay builds the homes in their yard and then transports to site meaning you have minimal site disruption, and you can still utilise your land up to the last minute. If you are in a hurry, they have pre-

built homes ready for your section now and pre-consented homes ready to be built. Fixed price contracts and finance options are also available. They can take care of the whole building process for you.

Speak to one of their team today 0800 KEITH HAY

Blackout Electric

Tiny homes are becoming increasingly popular with people often seeing them as a budget friendly alternative to a traditional house. They are purpose built and tend to have the same fundamental features of a traditional dwelling but on a much smaller scale.



We have been lucky enough to a part of a few tiny home builds and designing the electrical is exactly the same as a traditional house just on a smaller scale. When budgeting for your tiny home electrical depending on what you are including in your home we recommend a budget of between \$5,000 - \$7,000. You also need to take into account things like power supply to the tiny home, septic systems and mains installation (all the things that are already there when you purchase a traditional home) Of course there are always alternatives such as solar, running off a caravan cable or holding tanks for filtration systems.

There are also plenty of ways to "jazz" up a tiny home. Instead of traditional lighting, LED strips are a great way of making your house look really clean without the busyness of lights in the ceiling. Black switchgear looks amazing with wood finishing instead of your standard white power points. It's also about being smart with your power supply, the more things you have installed the bigger your supply to your tiny house needs to be. So for example gas cooking and gas hot water would be smarter than your traditional power

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Laser Plumbing and Roofing Whenuapai

As we start to approach the cooler months, it is an ideal time to start thinking about making sure your property is ready for winter.

Drainage - drains should be kept clean and clear for them to work effectively. Drain maintenance goes a long way in keeping your drains in good working condition and reducing the chance of a blockage. Laser Plumbing Whenuapai can provide regular maintenance checks to prevent blockages from occurring. And if a blockage does occur, we have specialist equipment to clear out stubborn blockages.

Our qualified drainlayers can perform a full range of drainage repairs and replacements, from new drainage through to storm water and waste water works. We offer CCTV services as well as a state of the art 24/7 drain unblocking service for any unforeseen emergencies.

Plumbing - dripping taps, a slow draining sink, blocked toilet, low water pressure, clogged waste disposal, backflow issues. These are just some of the common plumbing problems you can experience in your home or business. We have a great team of maintenance



plumbers who can easily remedy these frustrating issues, on time and hassle free.

We also offer full plumbing solutions for new builds as well as renovations.

Roofing - We find and fix roof leaks. Here at Laser we specialise in all your long run/iron roofing needs... from roof repairs to complete roof replacements, gutter cleans, repairing and replacing gutters, spouting and downpipes. Whatever your needs, one of our experienced roofing team will get you sorted.

Get in touch with Laser Whenuapai today on 09 417 0110 or whenuapai@laserplumbing.co.nz for all your service needs. We are open five days a week from 7:30am-4:30pm and conveniently located at Unit 4, 3 Northside Drive, Westgate. Visit our website whenuapai.laserplumbing.co.nz for more information.

Introducing Signature Homes Huapai Showhome

Searching for new home inspiration? Why not visit Signature Homes latest Huapai Showhome to experience the difference.

This dual pavilion home provides 199sqm of effortlessly light, bright, and beautifully sun-soaked living spaces.



Enjoy three thoughtfully placed bedrooms, separate media room, a spacious open-plan kitchen, dining, and living room that flows out onto a stunning louvered pergola and deck area - perfect for entertaining with friends and family.

Designed to reflect a welcoming coastal-inspired abode, the Huapai design perfectly celebrates nature and a connection with the outdoors. Featuring a minimal tonal colour palette of crisp white, paired with stunning wooden accents to further accentuate the modern coastal look.

Experience this stunning showhome for yourself, and the quality you can expect when you choose to build with Signature Homes West & North-West Auckland.

Located at 190 Matua Road, Huapai. Open daily from 12pm-4pm.

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Autumn is here and winter is on its way. Are you prepared?

Now would be a great time to start thinking about a fireplace to keep you warm during those chilly nights.

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Free quotes for water tank supply and installs.



Did you know, if your gutters are blocked this can cause gutter drooping, overflowing, roof leaks and damage to ceilings and windows. It can also mean your water tank is not getting as much water as it could. Call us today to book in to have your gutters cleaned.

KPL 09 412 9108 - 156 Main Road Kumeu. Big Blue Building www.kpl.co.nz or send us an email info@kpl.co.nz.

Mitre 10 MEGA Westgate - April Kitchen Garden

Sow green crops of lupin and mustard in any empty spaces of your vegetable garden for digging into the soil for green manure.

Harvest the last of summer crops.

Remove all finished vegetable plants from the garden; put them in the compost bin rather than digging into the soil.

Prepare for winter crops by adding compost and sheep pellets to the top layer of soil.

Sow seeds: beetroot, broccoli, broad beans, cabbage, carrots, onions, radish, spinach, silverbeet. Transplant to the garden as the weather warms and when they are showing at least two sets of true leaves.

Broad beans can be planted directly into the soil, stagger the sowing for a continuous harvest.

Plant seedlings: broccoli, brussels sprouts, cabbage, cauliflower, celery, leeks, lettuce, silverbeet and spinach.

Garlic and shallots can be planted in warmer regions.

Get a last crop of peas in before winter, in warmer areas you can also get away with snow peas.

Dust your cauliflowers, broccoli and brussels sprouts with Derris



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Dust to protect them from white butterfly and diamond back moth. Protect seedlings from slugs and snails, scatter bait around each plant.

Key points for this month:

- Continue to plant winter vegetable crops
- Sow seed and plant winter flowering annuals.
- Get spring flowering bulbs in the ground - early April is the last opportunity to do this. If it gets too late consider tulips as they can be planted as the weather cools.
- Landscape your garden. April is the perfect time for this as it's not too hot or too cold and you can plant trees and shrubs.
- Prune existing hedges and plant new ones.
- Do a final clean-up in the garden before winter sets in.
- Maintain lawns and sow new ones before the weather gets to cold and wet.

Mitre 10 MEGA Westgate & Henderson.

Tile and grout cleaning and re-colouring

Are you tired of looking at your lovely tiled floor and walls only to be disappointed by the dirty stained grout lines? Traditional cleaning methods actually leave your grout dirtier and bacteria laden than before you started?



Grout is porous, and dirt, grime and bacteria soak into the surface leaving it unsightly, unhealthy and practically impossible to clean using normal cleaners. Give GroutPro a call, we deep clean (vacuum

extraction) and re-colour your grout to look like new again.

Colourseal is a highly durable coloured coating that adheres to the surface of the grout creating a water and stain proof barrier that will keep the grout looking like new.

We can replace the porous cement grout with an epoxy grout which too is stain resistant and waterproof. We offer shower glass restoration and apply a durable protective coating afterwards.

We can also apply relative sealing to your tiles, both interior and exterior.

Another service we offer is a high-quality Belgian garage carpet (suitable for office spaces and rumpuses, etc.)

I've been a franchisee of The Pro Group for 7+ years and we're well established with proven results. Contact me for a free quote: Mark Bowers 027 477 2231 - Email mark.bowers@theprogroup.co.nz.

Building a home has never been this easy

At G.J. Gardner Homes Rodney West, we promise to make your new home building experience a pleasure.

We build beautiful homes for young families, singles and retired people, from modest townhouses through to expansive country estates.

Our dedicated team take care of everything, including permits, resource consents, planning issues, engineering drainage and geotechnical reports.

We can even help you find a section or unique lifestyle property, sort out finance and payment terms to make it as simple as possible.

Have an idea on paper but not sure where to start? Our New Home Consultants and onsite Architects can turn your sketch into reality and have it priced all in the space of a very short timeframe. Our designers have consistently been at the forefront of developing living concepts that cater for modern lifestyles and New Zealand's unique environment.

We project manage everything every step of the way and give you written assurances, regarding costs, workmanship, material guarantees, completion dates and other key issues.

Our thoroughness is just one of many reasons why year after year, more people build with G.J. Gardner Homes than any other builder.

So give the team at G.J.'s Rodney West a call today on 09 412 5371, they can't wait to start your exciting build journey!

Dirty Tiles & Grout?

Don't put up with it any longer

If your Grout is porous, dirt and bacteria soaks in and leaves it unsightly and unhealthy. Normal cleaning does not improve it.

We'll deep clean the grout and seal it with Colourseal, rendering it stain and waterproof.

If required, we can replace perished, porous cement based grout with waterproof epoxy grout.

Our services: Grout Recolour - Sealing - Regrout - Tile Cleaning - Repairs - Re-silicone - Shower Glass Clean

Grout Pro TILE & GROUT RESTORATION SPECIALISTS

Free Quote!

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FOR ALL YOUR

PLUMBING & GASFITTING

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021 254 3899

admin@dtplumb.co.nz

Area Property Stats

Every month Mike Pero Real Estate Kumeu & Hobsonville assembles a comprehensive spreadsheet of all the recent sales in the area that reviews the full range of Residential transactions that have occurred. To receive the full summary simply email the word "full statistics" to kumeu@mikepero.com. This service is free from cost.

SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$	SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$
HERALD ISLAND	2,205,000	809M2	391M2	3,500,000		1,600,000	809M2	150M2	825,000
HELENSVILLE	890,000	921M2	160M2	625,000		1,300,000	745M2	121M2	1,060,000
	850,000	631M2	158M2	804,635		840,000	504M2	183M2	575,000
	930,000	1107M2	110M2	840,000		1,200,000	736M2	120M2	930,000
HOBSONVILLE	1,180,000	411M2	178M2	1,095,000		810,000	382M2	90M2	740,000
	1,105,000	153M2	111M2	964,000		880,000	213M2	79M2	765,000
	1,390,000	296M2	171M2	1,300,000		1,025,000	577M2	139M2	960,100
	1,025,000	232M2	119M2	960,000		910,000	199M2	105M2	915,000
	1,620,000	189M2	201M2	1,275,000		960,000	1504M2	80M2	865,000
	1,630,000	330M2	260M2	1,500,000		1,150,000	615M2	130M2	860,000
	1,050,000	143M2	124M2	1,034,200		1,025,000	132M2	158M2	920,000
	955,000	149M2	119M2	950,000		770,000	70M2	79M2	655,000
	840,000	110M2	79M2	790,000	MURIWAI	935,000	811M2	121M2	1,300,000
	840,000	121M2	97M2	830,000		1,050,000	809M2	101M2	1,401,000
	940,000	126M2	98M2	918,000	RIVERHEAD	1,625,000	801M2	260M2	1,450,000
	1,525,000	307M2	231M2	1,450,000	SWANSON	870,000	1057M2	70M2	805,000
	1,425,000	297M2	209M2	1,408,000		1,570,000	1128M2	200M2	1,200,000
	975,000	408M2	201M2	1,040,000		1,050,000	809M2	109M2	920,000
	1,400,000	253M2	186M2	1,350,000	WAITAKERE	2,025,000	4.56HA	190M2	1,425,000
	1,035,000	141M2	115M2	820,000		1,125,000	2676M2	174M2	1,085,000
HUAPAI	960,000	609M2	150M2	1,089,000	WEST HARBOUR	1,375,000	740M2	110M2	1,170,000
KUMEU	1,325,000	415M2	201M2	1,200,000		1,200,000	200M2	150M2	1,100,000
	1,475,000	622M2	250M2	1,320,000		2,325,000	823M2	370M2	2,400,000
	1,075,000	347M2	134M2	970,000		1,170,000	484M2	107M2	9115,000
	3,125,000	4.17HA	336M2	3,500,000		1,375,000	775M2	91M2	1,130,000
MASSEY	1,150,000	613M2	80M2	1,100,000		1,645,000	814M2	230M2	1,625,000
	1,000,000	272M2	92M2	875,000		1,705,000	745M2	340M2	1,672,000
	1,575,000	335M2	239M2	1,405,000		1,440,000	660M2	162M2	1,100,000
	880,000	350M2	120M2	890,500	WHENUAPAI	1,140,000	229M2	169M2	1,050,000
	870,000	191M2	93M2	850,000		1,325,000	309M2	240M2	1,270,000
	800,000	350M2	101M2	779,000					

DISCLAIMER: These sales figures have been provided by a third party and although all care is taken to ensure the information is accurate some figures could have been mis-interpreted on compilation. Furthermore these figures are recent sales over the past 30 days from all agents in the area.

Mike Pero's **low** commission rate:

2.95% up to \$490,000
(Not 4% that others may charge!)

1.95% on the balance

Plus \$490 admin fee. All fees and commissions + GST

Mike Pero Real Estate Kumeu & Hobsonville also provide statistical data FREE from cost to purchasers and sellers wanting more information to make an informed decision. Phone me today for a FREE summary of a property and surrounding sales, at no cost and no questions asked. Graham McIntyre 027 632 0421 *Available for a limited time. Conditions apply.



Graham McIntyre
Brand & Territory Owner
027 632 0421

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IEWS OVER WEST HARBOUR MARINA - BRICK+WEATHERBOARD

3 2 2

By Negotiation

1 / 10 Bannings Way, Hobsonville
Viewing by appointment

A short walk to Hobsonville Shopping Centre, Transport links and flat roads to walk or cycle to Bomb Point, Cafés and Parks. Make the most of a perfect balance of old and new with this well presented 1990's two level brick and weatherboard home. Offering three bedrooms, two bathrooms (three w/c's), two lounges and formal dining with alfresco to the North and the East. Upstairs the master with walk in and en-suite overlooks the inner harbour and the eastern sunrises that will melt your day and invigorate your soul, with a generous rooms, storage and bathroom access. Double garage with internal access and additional off street parking. Set on around 500sqm (more or less) and a two level footprint of 220sqm (approx).

www.mikepero.com/RX3639030



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RURAL ASPECT CLOSE TO WAITAKERE PRIMARY SCHOOL

3 2 1

\$835,000

5 Northfield Road, Waitakere
Asking Price \$835,000

A 1950's three bedroom home in a quiet hamlet, overlooking farmland and yet close to Waitakere Primary School, services and park. Set on 850 square meters, this is a unique home that can host the full joys of family and friends in an environment that extends to alfresco living, outdoor pursuits and garaging tinkerers, all in the confines of this fully fenced property. Lovingly presented to reflect its pedigree and offering a neutral canvas for you to fully express your individuality. Available immediately for you to claim and move on in. Close to transport links, convenience shopping, Waitakere Primary School, and a short drive to Swanson Rail Station, Bethells Beach and Westgate Shopping hub. Motivated Vendor welcomes your interest today - You won't be disappointed.

www.mikepero.com/RX3526152



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AS NEW - IMMEDIATE POSSESSION AVAILABLE

5 2 3

By Negotiation

6A Mansion Court, West Harbour
By Negotiation

The home has been immaculately presented and delivers an as-new look and feel with natural colour palette and excellent attention to detail. Set on 417sqm of land offering a fenced rear section, established plantings and grand entrance, the home at 248 square meters makes the very most of it's location and premium address. Close to the inner harbour and a stone throw away from Marina View School. Split over two levels, the home offers living downstairs with an additional bedroom that can be used as an office or second lounge, while upstairs is four bedrooms and two bathrooms. Multi-use carpeted garage with loads of space and storage and easy access to garden shed and clothes line.

www.mikepero.com/RX3610153



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BUSINESS - TOWN CENTRE ZONE - HUAPAI

3 1 1

By Negotiation

8 Orah Road, Huapai
By Negotiation

Nestled to the Eastern boundary of the Huapai Business Zoned area is this generous 869sqm parcel of land offering a flat section which shoulders the carparking and the Police Station at Huapai. A stately three bedroom bungalow with open plan kitchen, dining and living room leading onto westerly decking. A large shed and carport offers storage options while the yard is full of mature fruit trees. Fully fenced, flat section with services in the street. A short distance to parks, schools and convenient transport links. Invest today for options tomorrow.

www.mikepero.com/RX3226379



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GENEROUS SEMI-RURAL ON ½ ACRE

4 2 2

By Negotiation

15 Buttercup Place, Waimauku By Negotiation

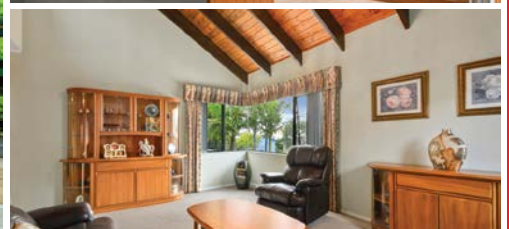
Big home on a large site full of sunshine and the good life. Set in a semi-rural cul-de-sac location, and enjoying a sunny north slope with established trees, and independent pathways to the school, convenience shopping, parks, bowling, tennis and RSA clubs. This single level home with high cathedral ceilings will deliver a peaceful and enjoyable living style that will bring a smile to your lips and a twinkle to your eyes. A home that has three bedrooms and a fourth room that could be used for family, guests, study, office or a second lounge. With open plan kitchen-dining-lounge with uncompromised alfresco to North facing decking. Three bedrooms, laundry and bathroom all off a central corridor with the master enjoying a walk in and ensuite. A separate independent double garage.

www.mikepero.com/RX3627851



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ELEVATED, VIEWS, POOL - MARINA VIEW SCHOOL

3 2 2

By Negotiation

18 Da Vinci Place, West Harbour By Negotiation

Space for all to swim, relax, play and enjoy. Cul-de-sac living at its best with a split level weatherboard home offering generous garaging leading onto a fantastic and interesting three bedroom two bathroom home, with seamless flow to conservatory and pool area. A collection of views over the valley and inner harbour with a peak of the city. The configuration of the home offer impeccable indoor outdoor flow with extended patio to outdoor decking and private pool area. Extensive landscaping over the property delivers a privacy and tranquillity you'll love, while the pool complex certainly keeps the children satisfied. A short stroll to Marina View School, convenience shops and with close transport links and the Da Vinci Park a few doors up, it makes for the perfect family retreat.

www.mikepero.com/RX3614583



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GOLD ON MAHANA

3 2 2

By Negotiation

30 Mahana Road, Waimauku By Negotiation

Set in an undeniably breathtaking setting and occupying a substantial fourteen acres (approx.) this property represents a tantalising opportunity for purchasers who desire a vast country backdrop superbly situated, the property enjoys relatively secluded surroundings. Perfectly crafted to complement by landscapes, superb form and magnificent surroundings are defining features of this three-bedroom property that will attract the attention of those longing to escape the city. Accommodation is provided by three double bedrooms, while two bathrooms are also found within the 210m² (approx) floor plan. The single level home comprising soaring ceilings and neutral finishes contribute aesthetic appeal to the home while the single layout ensures your everyday living zones are practical.

www.mikepero.com/RX3622273



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TRANQUIL, PRIVATE, SINGLE LEVEL IN HOBSONVILLE

3 2 2

\$1,165,000

34 Starlight Cove, Hobsonville Asking Price \$1,165,000

Modern living and presented to an extremely high standard, and it is single level (no stairs). Delivering all the benefits of modern construction within a cul-de-sac environment with established trees and shrubs, the property and the community is beautiful. Offering three bedrooms and an additional room/office/ lounge /media suite, the home certainly provides space for you to maximise how you wish to live. Master with walk-in and en-suite with main bathroom and bedrooms off a central hallway. Unencumbered alfresco access to patio areas that are completely private and quiet, with peppered plantings to delight the eye and share pockets of shade. Set up in entertainers style, the kitchen, dining, living offers an uncluttered flow to outdoor spaces. Internal access double garage.

www.mikepero.com/RX3543221



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AFFORDABLE IN WEST HARBOUR - MOTIVATED VENDOR

3 2 2

By Negotiation

2 / 143A Wiseley Road, West Harbour
By Negotiation

Overlooking West Harbour Marina this is an incredible, affordable introduction to this fantastic area. Enjoy the lock up and leave lifestyle in this 3 bedroom, 2 bathroom home that features beautiful views of Auckland City and the Harbour. Downstairs, has a double garage, laundry, under-stairs storage, full bathroom, double bedroom with french doors leading out to landscaped courtyard. Perfect for a flatmate, independent teenager or extended family member. On the first level is a spacious open plan living area with modern kitchen featuring generous storage. A balcony and great access for the sunrise and the sunset and the view that you'll enjoy as the sparkling city lights wink at you. Two bedrooms and a full bathroom on the second level with the master bedroom enjoying panoramic views.

www.mikepero.com/RX3636130



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FLAT LAND - BIG SHED - AQUAFER BORE

By Negotiation

Lot 2 / 337 Ararimu Valley Road, Helensville
By Negotiation

Offering a flat and usable 2.3 hectare (approx) land lot offering some significant benefits:

- An unconsented 150sqm (approx) plus high stud barn
- A deep bore with water rights accessing a deep spring aquafer
- A pre-existing house site (house removed) with septic and water tanks
- Power, water and waste infrastructure on site

This is a rare opportunity to buy land that has infrastructure already in place, and although it has no house on site it offers opportunity and improvement value.

www.mikepero.com/RX3570208



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SHOW YOUR POPPY

Join the movement and show your support by displaying a poppy on your gate or fence.

Hi Neighbour,

Remember the fallen and show your support for the poppy. Join us to post your proud poppy creation that adorns your fence, gate or letterbox in advance of ANZAC Day and our formal day of remembrance.

The team at Mike Pero Kumeu and Hobsonville will be giving away Mitre10 and Aussie Butcher vouchers. Participating houses will go in the draw to win one of three \$100 Mitre10 Mega vouchers and one of three \$100 Aussie Butcher vouchers, with winners announced 26 April 2023*.

**IF YOU'D LIKE TO REGISTER
YOUR HOUSE, SIMPLY TEXT
027 632 0421 WITH YOUR
NAME, ADDRESS AND
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SUPPORTED BY:**



Kumeu / Hobsonville



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