



# Property-

HUB.NZ

Fifth Edition - August 2022

## Property market report

When some agents are blowing smoke let's look at the facts:

Supply of property listings on the market are up, in part, due to residual listing pressure and sales not clearing the backlog of stock in density areas where urban design and spec-building activity has been high.

The opposite is true in the rural and lifestyle market where listings are few and seller expectations are elevated.

What we are seeing is a strong demand by property migrators to move away from high density living into green spaces. However lending restrictions prohibit significant prices being paid in many instances.

The performance of auctions hit a record low with one sale out of twelve auctions through all of Rodney and Waitakere districts within the Barfoots auction rooms highlighting the lending restrictions in place and the scarcity of open finance arrangements.

We are having good sales success within this current market with Vendors that appreciate the market has passed full tide and accepting value at a mid-level but certainly still up significantly from 2020 prices. We always said that values which rise quickly due to artificial demand are just as quickly brought down, and the words unsustainable price rises were just that "unsustainable".

So, my suggestion is to select a great agent that has been around for a long time, is AREINZ, and communicates well and develop a plan and a price that will have you on and off market in a sensible time frame. Consider the marketing elements that herald the biggest bang for buck.

With so much speculation and smoke blowing, I welcome the opportunity to have a conversation about your home, the exclusive marketing we can offer, and the time frame you'll spend on market. This is at no cost to you and will provide clarity and confidence.

Let's look at the sales from last month:

|             |                            |
|-------------|----------------------------|
| Coatesville | \$2,600,000                |
| Helensville | \$1,050,000 to \$1,800,000 |



|              |                            |
|--------------|----------------------------|
| Hobsonville  | \$620,000 to \$2,000,000   |
| Huapai       | \$735,000 to \$1,781,000   |
| Kumeu        | \$732,500 to \$1,650,000   |
| Massey       | \$730,000 to \$1,525,000   |
| Muriwai      | \$1,425,000                |
| Parakai      | \$825,000                  |
| Riverhead    | \$1,310,000 to \$2,180,000 |
| Swanson      | \$960,000 to \$1,375,000   |
| Waimauku     | \$1,060,000 to \$3,310,000 |
| West Harbour | \$1,130,000 to \$2,960,000 |
| Westgate     | \$850,000                  |
| Whenuapai    | \$1,210,000 to \$2,300,000 |

Give me a call today on 0800 900 700 for more information. After 17 years of making people my priority in real estate, you will benefit from unparalleled experience, care and commitment. It costs no more to use a more experienced customer focused agent that puts you, front and centre. Graham McIntyre phone 027 632 0421 email [graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com) - Mike Pero Real Estate Ltd Licensed REAA (2008).

## Selling a property when you're splitting up

I appreciate the end of a relationship is tough on you and those around you. Many find it hard to divide their assets, big and small. If you are struggling to find common ground it's a good idea to get legal, accounting and banking advice so you clearly understand your position, your rights and your responsibilities. Often the real cost is in how you feel and express yourself, so having a strong network around you is a priority. Your team should involve the following a) Level headed friend or confident, b) Solicitor, c) Accountant, d) Banker or Mortgage Broker, e) AREINZ qualified Real Estate Agent. These are the individuals that can provide accurate and measured advice and provide structure around you when things don't look right. Many of these people and services look sensible but many may ask why an AREINZ qualified Real Estate Agent. The point is this, you need the best experience and the best advice when you're in a time of change. You may be selling and buying property, you

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may be renting, and having someone alongside you that can assist in the decision making provides clarity and peace-of-mind. It may be the assurance you need to move ahead. Over the years I have pulled together a checklist for couples seeking clarity on the things to cover off when splitting up. If you would like this checklist please email [graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com) and for more information within this series on selling a property when you're splitting up, go to <https://graham-mcintyre.mikepero.com/blog/>. Contact Graham McIntyre AREINZ on 0800 900 700 or 027 632 0421. (Licensed REAA 2008)

## Title approval clauses in sale and purchase agreements

A due diligence clause usually maximises your protection as a purchaser because it provides for you withdrawing from an agreement on almost any basis. However, in the absence of a broad due diligence clause there should at least be a solicitor's title approval clause. Without it, you as a purchaser take a risk about things on the title including easements or land covenants. That is, while it is possible to object to a mistake or a defect on a title, there are situations where the easement or land covenant is not defective but unsuitable for your purposes. The easement or land covenant for instance may involve lengthy restrictions against your freedom to build, fence and landscape the property with materials of your choice. Or, an easement in favour of another person, while not defective, prevents you doing other things on your land such as further building within that easement envelope or carrying on certain activities.

For this reason, it is sometimes helpful to include your lawyer before you sign a purchase agreement for a property. This is especially so if you want to make an offer with a minimum of conditions in order to facilitate getting to agreement. For more information on this or any

other legal issues you can contact Kemp Barristers & Solicitors at [info@kempsolicitors.co.nz](mailto:info@kempsolicitors.co.nz) or 09 412 6000.

## Proposed regulation of property managers

A few months the Government proposed a licensing scheme which would make property managers, who manage tenancies on behalf of landlords, subject to a code of compliance and a fit and proper person test.

The Government's new licensing scheme for Rental Property Managers will not include landlords who manage their own properties, and in my opinion, this is not a well thought through process.

Calls to regulate the property management industry have increased in recent years particularly since the last election. Tenants or landlords would be able to complain about the behaviour of Property Managers and individuals or organisations could face levies. Next month's blog "Beware of The Cowboys" will highlight exactly why in my opinion regulation is needed.

Whilst I welcome the proposals it should include landlords who manage their own properties, as currently they would not be subject to the regulation scheme. More than half of rental properties are managed by private landlords, not Property Managers, so only half the industry would be regulated, and the Government's aims in my opinion would not be achieved. In saying this I have seen a huge shift from private Landlords managing their own properties to engaging a Property Management Company because of the new legislation introduced making it a more challenging and demanding role.

While it is not perfect, the proposal has the bones in place for a framework that will be transformative for the rights of tenants all around the country and make a material difference to them. Regulation of the industry has been long overdue, and the country's rental sector would be better for it.

There will be better quality properties, which are better managed. Tenants will have warmer, safer homes, and landlords will be able to know and trust their property managers. It is a win-win situation. We are very pleased at The Rent Shop that we have already had over 90 percent off our staff complete the Level 4 Skills training in Property Management. In my role I am constantly upskilling and training on



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all new areas of The RTA.

While residential Property Managers who are members of industry bodies follow minimum competency and practice standards, the sector as a whole is not regulated. With the New Zealand rental market changing and a greater portion of people renting, it is important to make sure that property owners and renters have confidence that property managers meet their legal obligations.

The proposed regulatory system includes registration, licencing, training, and education requirements, together with industry practice standards and a complaints and disciplinary framework to hold property managers to account.

The Government is seeking feedback on proposals for the regulation of residential property managers. The proposals aim to promote public confidence in the delivery of residential property management services and protect the interests of property owners, tenants and other consumers.

As a property owner and investor, you want to place your investment in the hands of a property manager you can trust, that would look after your property as if they are their own?

Mike James 021 413 660 or email [mike.james@therentshop.co.nz](mailto:mike.james@therentshop.co.nz).

## Could you be in a de facto relationship? – and if so, can your assets be protected?

By Debra Barron, Solicitor at ClearStone Legal

- Do you keep spare clothes in your partners car or flat?
- Do you have a spare toothbrush at your partner's house?
- Do you have a child from a previous relationship?
- Are you considering buying a property with your partner but have unequal deposits or income?
- Do your partner's friends and family think you're "together"?
- Have you become extra cosy with your flatmate?

Some of these might seem like trivial questions, but in the eyes of the law you could be in a de facto relationship, without you even realising it. This means if you and your partner go your separate ways, or you pass away, your partner could be entitled to half of



your property (or more to the point what you thought was "your" property, but has now become "relationship property"). This can have major consequences, not only for you, but for other family members – including your child or children who could lose their inheritance (despite what your Will may state).

Being in a de facto relationship isn't always black and white. You can find yourself in one without knowing it, and it can be a gradual move that way, rather than suddenly happen due to a specific event (such as a wedding or officially moving in together). It can sometimes be difficult to determine when "dating" ends and a de facto relationship begins. You might think one way, but the court may decide the opposite.

In deciding whether a de facto relationship existed, the Family Court considers each case on an individual basis and considers nine factors of the relationship with different emphasis on each factor. In no particular order these are as follows:

1. Do you stay over or live together? (you could live apart but often stay the night at each other's house)
2. Is there sharing of money or financial dependency? (ie do you pay some of your partner's bills or groceries?)
3. Is there care/support of children? (which may be from previous relationships)
4. Do you own, use, buy or share property together (eg lending your car, sharing furniture, using or sharing chattels etc)
5. Is there commitment to a shared life? (this can be determined in many ways including booking events/holidays in advance, acquiring pets, financial/time/emotional commitments etc)
6. Is there a sexual relationship?
7. Are you viewed by others as a couple? (How do others see your relationship together)
8. Who performs household duties?
9. How long have you been together?

Not all of these factors need to be happening in order to fall under the definition, and to establish relationship property and a sharing of assets.

In general, when a de facto relationship falls within the definition of the Property (Relationships) Act 1976, and lasts for at least three years, if the relationship ends (due to death or a break-up) there is a presumption of 50% sharing of property. Property can include the family home, savings accumulated during the relationship, kiwisaver/superannuation, joint bank accounts, assets/liabilities which were for mutual use and benefit (eg a car, furniture or credit cards) and assets acquired during the relationship etc. This can result in your partner making a claim against you (or your estate - despite what your Will might state).

If you've contributed more money to a major asset than your partner, you could lose your contribution.

**Graham McIntyre**  
LICENSED SALESPERSON  
BRAND & TERRITORY OWNER





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If you think your relationship could fall into the de facto category (in the future or right now) and you want to consider some options to best protect yourself, have a chat with us at ClearStone Legal. We can help you understand how you may be affected and help you out with a range of options. This may even include buying an asset (including a home) together but keeping your individual financial contribution/s reserved as separate property. Call us today on telephone 09 973 5102 to make an appointment and discuss this further.

## How much can you really borrow for a home loan?

I've had a few clients call me up recently and say that their bank has said they can borrow up to a certain amount, but they'd like more; is this possible? In every case, when I've looked at the numbers, it turns out that different lenders will do quite different amounts, and often even a client's own bank may lend more if the application is structured differently.



So, how do you work out how much you could really borrow? There are a few key areas that lenders look at:

**Serviceability:** Your ability to make payments on the loan. To figure this out lenders look at all your sources of income, all your regular expenses (and/or budgeted expenses after buying a property), and then figure out what would be left over to repay a home loan. When looking at future loan payments, they also allow for rates being higher than they are now - this is called 'stress testing', and they all do it slightly differently.

**Loan to Value ratio:** How big your loan will be compared to the value of the property you're purchasing. Depending on your situation, the type of property, and the lender, lenders may be comfortable with your loan totaling anywhere from 50% to 95% of the value of the property you're buying. In other words, you could need a deposit anywhere between 5% and 50% (or equity).

**Debt to Income ratio:** Your total debt divided by your total yearly income. Lots of lenders are only comfortable lending up to six times your income, but there are others (including well known banks) who will go a lot higher.

So, how do you work out how much you could borrow? My advice is to first figure out two things:

- 1) How much of a deposit can you put together
- 2) How much of your income would you be comfortable budgeting towards loan payments?

Once you've got that - get a mortgage expert to work with you on the rest. Have them do the hard work on finding out which lenders best fit your needs and how much they would lend you.

The great thing about mortgage brokers (if I do say so myself), is most of us don't charge any fees for this service (I certainly don't). So if you'd like help in figuring out how much you could borrow, give me a call/email and let's see what we can do. And as always if you want to meet in person, the coffee is on me.

Scott Wombwell, Managing Director & Financial Advisor, Better Borrowing 020 4009 8944 | [www.betterborrowing.co.nz](http://www.betterborrowing.co.nz).

## Buying your first home, are you eligible to withdraw money from KiwiSaver?

The KiwiSaver First Home Withdrawal Scheme is a huge help for first home buyers looking to enter the property market in New Zealand.

If you have been a contributing member of KiwiSaver for at least three years, have not owned a house or land before and have not made a KiwiSaver withdrawal before, you may be eligible to withdraw your KiwiSaver money to buy your first home.



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You can withdraw:

- all voluntary and compulsory contributions from your employer,
- your own contributions, and
- tax credits

However, a minimum of \$1,000 is required to be left in the account.

In some circumstances, you may qualify for a previous homeowner withdrawal through Kainga Ora if you have owned a house before, but no longer own any property and you're in a similar financial position as a "first home buyer".

We recommend that you contact your individual KiwiSaver provider and check their individual policy on withdrawals for first homes.

By Fiona Taylor, Smith & partners, email [fiona.taylor@smithpartners.co.nz](mailto:fiona.taylor@smithpartners.co.nz), phone 09 837 6845.

## What's your personality?

Have you ever thought about how much your home can reflect your personality? At Maddren we've been building bespoke homes for many years now and we've noticed a few interesting trends when designing houses for our clients.



Clients who appear more on the introverted side of the scale often like to include more privacy measures in their homes, such as tinting all the glass facing the road or fully fencing their section, including gates. They like to have a room all to themselves such as mini library, man cave, art studio or workshop. Bedrooms for these folk tend to be at the back of the house, well screened from neighbours, and they often prefer to have a wall separating the entrance from the living areas. They're also quite partial to a U-shaped courtyard for their outdoor living requirements.

Looking at the other end of the scale, we've had clients who appear more extroverted that are quite happy to have their deck facing a walkway. They tend to be more focussed on outdoor entertainment, with large party areas and outdoor bars on their wish lists. They also often request more flexible spaces when designing their home, making it easier to open up big areas to cater for large groups of family and friends.

With lifestyle changes and working from home more common since the onset of COVID-19, there's been a shift in how people want their homes to work for them. Everyone wants to design a flow that makes their new lifestyle easier, but the types of changes vary greatly depending on the priorities and personality of the individual clients. Some want easier access to the garden for fresh air. Some want their

study closer to the kitchen for easier access to snacks and coffee – and for keeping an eye on dinner. Some like their office to have a view of the swimming pool for their eyes to relax on away from the screen, while others prefer their study far away from all the living spaces, to limit noise and interruptions.

When it comes to houses one size definitely does not fit all. We think the best homes reflect a little bit of you. Talk to Maddren Homes design and build consultant to learn more. 0800 666 000, visit [www.maddrenhomes.co.nz](http://www.maddrenhomes.co.nz) or 248 Main Rd, Kumeu.

## Light up Your Lifestyle!

Us Kiwi's are known for our laid back lifestyles. Spending Summer nights enjoying a BBQ with friends, and Winter evenings huddled around Firepits and Pizza Ovens – We make the most of our outdoor spaces. Which is why it's so important to ensure that lighting around the exterior of your home does exactly what you need it to do!



**Garden Lighting:** Transform your garden and entertaining area with lighting that highlights details and shows your property off at night. Landscape lighting can really help to bridge the gap between an indoor living room and an outdoor living room, and it's a great way to not only extend the hours you can utilise your outdoor living space, but it also enhances the ambiance and safety of your backyard.

**Security and Driveway Lighting:** Security lighting helps to add an extra layer of defence to your home. It provides enough illumination to clearly see and identify people or objects outside your home. Not only is it a deterrent to criminals, it also ensures safety for your loved ones when coming and going from your home at night.

Whether you're looking to light up your outdoor living area, or boost the level of security around your home, there are plenty of outdoor



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lighting options to suit every house and every budget!

If you'd like to discuss outdoor lighting options for your property, give the team at Blackout Electric a call on 022 500 5856 or email us at [info@blackoutelectric.co.nz](mailto:info@blackoutelectric.co.nz).

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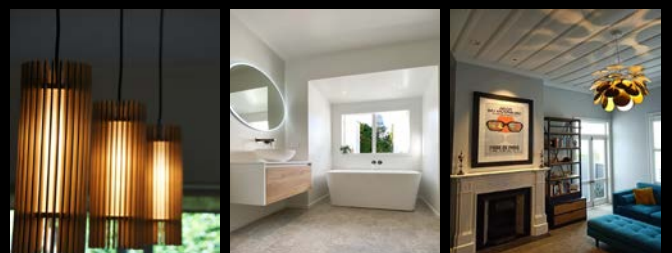


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# Area Property Stats

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 \$ |
|-------------|-----------|-----------|------------|---------------|-----------|-----------|-----------|------------|---------------|
| HUAPAI      | 1,250,000 | 508M2     | 179M2      | 1,330,000     |           | 1,320,000 | 280M2     | 186M2      | 1,350,000     |
|             | 1,225,000 | 427M2     | 182M2      | 1,350,000     |           | 1,175,000 | 131M2     | 127M2      | 1,300,000     |
|             | 1,825,000 | 617M2     | 340M2      | 1,781,000     |           | 1,810,000 | 396M2     | 309M2      | 1,921,000     |
|             | 700,000   | 0M2       | 90M2       | 735,000       |           | 1,150,000 | 170M2     | 157M2      | 1,250,000     |
| KUMEU       | 1,475,000 | 660M2     | 224M2      | 1,520,000     |           | 1,210,000 | 199M2     | 171M2      | 1,305,000     |
|             | 1,750,000 | 779M2     | 272M2      | 1,650,000     |           | 740,000   | 63M2      | 66M2       | 710,000       |
|             | 3,225,000 | 2HA       | 189M2      | 1,220,000     |           | 985,000   | 132M2     | 125M2      | 1,020,000     |
|             | 850,000   | 129M2     | 104M2      | 800,000       |           | 990,000   | 160M2     | 112M2      | 1,000,000     |
|             | 1,325,000 | 551M2     | 173M2      | 1,334,500     | MURIWAI   | 1,350,000 | 1.56HA    | 200M2      | 1,785,000     |
|             | 1,325,000 | 431M2     | 171M2      | 1,245,000     | PARAKAI   | 675,000   | 0M2       | 86M2       | 825,000       |
|             | 1,250,000 | 525M2     | 162M2      | 1,265,000     | RIVERHEAD | 1,700,000 | 601M2     | 280M2      | 2,180,000     |
|             | 700,000   | 134M2     | 82M2       | 770,000       |           | 1,750,000 | 600M2     | 275M2      | 1,780,000     |
|             | 1,475,000 | 702M2     | 220M2      | 1,500,000     |           | 1,525,000 | 804M2     | 222M2      | 1,830,000     |
|             | 1,325,000 | 460M2     | 208M2      | 732,500       |           | 1,130,000 | 693M2     | 135M2      | 1,310,000     |
|             | 1,325,000 | 672M2     | 180M2      | 1,408,000     |           | 1,675,000 | 1469M2    | 272M2      | 1,650,000     |
|             | 1,275,000 | 400M2     | 195M2      | 1,412,500     |           | 1,800,000 | 800M2     | 291M2      | 1,950,000     |
| HOBSONVILLE | 1,150,000 | 162M2     | 133M2      | 1,448,000     | SWANSON   | 1,050,000 | 222M2     | 188M2      | 1,121,500     |
|             | 1,365,000 | 213M2     | 199M2      | 1,320,000     |           | 910,000   | 0M2       | 110M2      | 960,000       |
|             | 820,000   | 103M2     | 72M2       | 845,000       |           | 950,000   | 178M2     | 139M2      | 1,050,000     |
|             | 1,550,000 | 330M2     | 182M2      | 1,675,000     |           | 1,095,000 | 299M2     | 165M2      | 1,100,000     |
|             | 1,495,000 | 326M2     | 256M2      | 1,770,000     |           | 1,225,000 | 1012M2    | 251M2      | 1,375,000     |
|             | 1,675,000 | 373M2     | 273M2      | 1,863,888     | WAIMAUKU  | 1,025,000 | 2799M2    | 134M2      | 1,060,000     |
|             | 1,195,000 | 200M2     | 172M2      | 1,325,000     |           | 2,700,000 | 62.55HA   | 450M2      | 3,310,000     |
|             | 1,100,000 | 226M2     | 154M2      | 1,175,000     |           | 1,350,000 | 801M2     | 235M2      | 1,594,000     |
|             | 1,170,000 | 196M2     | 162M2      | 1,200,000     | WAITAKERE | 630,000   | 0M2       | 70M2       | 770,000       |
|             | 790,000   | 82M2      | 70M2       | 860,000       | WHENUAPAI | 1,100,000 | 827M2     | 109M2      | 1,310,000     |
|             | 860,000   | 104M2     | 85M2       | 866,000       |           | 1,195,000 | 319M2     | 172M2      | 1,235,000     |
|             | 1,850,000 | 408M2     | 299 M2     | 2,000,000     |           | 1,135,000 | 229M2     | 171M2      | 1,210,000     |
|             | 1,850,000 | 421M2     | 284M2      | 1,950,000     |           | 1,860,000 | 997M2     | 280M2      | 2,300,000     |
|             | 1,265,000 | 213M2     | 193M2      | 1,310,000     |           | 1,185,000 | 1012M2    | 95M2       | 1,438,000     |
|             | 1,775,000 | 362M2     | 305M2      | 1,810,000     |           |           |           |            |               |

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

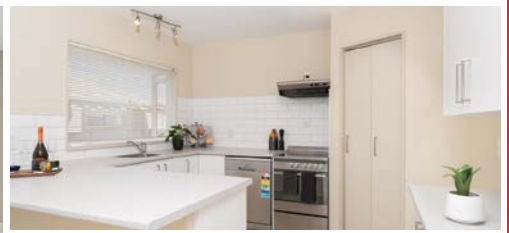
Mike Pero Real Estate Kumeu & Hobsonville also provide statistical data FREE from cost to purchasers and sellers wanting more information to make an informed decision. Phone me today for a FREE summary of a property and surrounding sales, at no cost and no questions asked. Graham McIntyre 027 632 0421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



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Brand & Territory Owner  
027 632 0421

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**FLAT, SINGLE LEVEL LIVING - AS NEW REFIT**

3 1 1

**By Negotiation**

**1/2 Wiseley Road, Hobsonville**  
By Negotiation

As new refit with new carpets throughout and freshly painted both inside and out. It's a home that is ready for you to move in straight away with all the hard work done. Seldom do you get the opportunity to buy something so good in this price bracket. A full refit and extensive builders report completed on this three bedroom freestanding home in the heart of Hobsonville. Land area approx 350 square meters (more or less) and 130 square meter home. So much on offer here with a spacious lounge area that leads onto a large open plan kitchen-dining giving you full access to the outdoor deck area. Three generous bedrooms (1 Master and 2 Doubles all with wardrobes) with a family sized bathroom, separate toilet and laundry. A single garage with remote and additional offstreet parking for two cars.

[www.mikepero.com/RX3269521](http://www.mikepero.com/RX3269521)



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**EXTENDED FAMILY OR BLENDED FAMILY - ROYAL HEIGHTS**

5 2 2

**Asking Price \$1,440,000**

**3 Bangla Place, Massey**  
Asking Price \$1,440,000

If your expecting to house all of the family plus some, you'll need a big home with multiple living and outdoor spaces, you'll also need some clever parking options and a fully fenced yard for the cutties and the critters. Well you've found just that. A near new, multi-level home that delivers more than you thought possible in its price category. Tucked away, off-street parking for four cars (tandem) and double garage, moving up to an expansive lounge-dining-kitchen with direct access to sunny and expansive entertainment decking and fully fenced yard, peppered with mature trees for shade and ambience. Two bedrooms and bathroom and guest w/c on this level and up-stairs three more generous bedrooms, separate lounge and bathroom. Delivering the perfect environment for a mixed, blended or growing family.

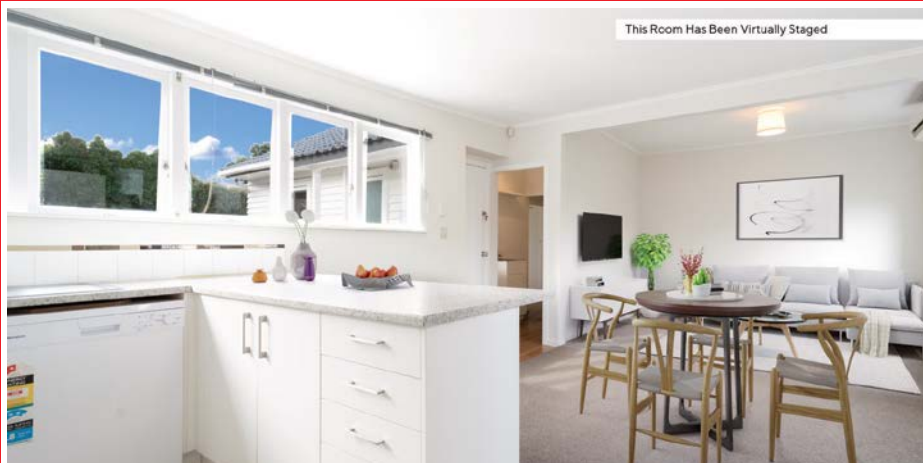
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This Room Has Been Virtually Staged



**BEAUTIFUL BUNGALOW IN WAITAKERE TOWNSHIP** 3 2 1

By Negotiation

**5 Northfield Road, Waitakere**  
By Negotiation

Majestic 1950's three bedroom home in a quiet hamlet, overlooking farmland and yet close to schools, 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. ed.

[www.mikepero.com/RX3325569](http://www.mikepero.com/RX3325569)



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**BUSINESS - TOWN CENTRE ZONE - HUAPAI** 3 1 1

Asking Price \$1,445,000

**8 Orah Road, Huapai**  
Asking Price \$1,445,000

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](http://www.mikepero.com/RX3226379)



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**1200SQM BIG SITE MEETS HUGE PROSPECTS IN MHU**

3 1 1

**By Negotiation**

**27 Strid Road, Te Atatu South**  
By Negotiation

Developers delight or for a buyer wanting a home and small land-banking for the future. Certainly delivering more than may meet the eye from the road, this Garden of Eden, tucked away from the hustle and bustle of Te Atatu South and a short drive from Henderson offers some significant potential today and into the future with options to add value to this beautifully original bungalow and plan the future. Three bedrooms, smaller bathroom with separate w/c and combined kitchen/ dining and separate lounge, a traditional bungalow layout, with independent garage. Set within 1200sqm (more or less) of flat land and shoulders Rangeview Intermediate school. A hop-skip and a jump from transport, motorway links, parks and café options and in the Mixed Housing Urban Zone offering options.

[www.mikepero.com/RX3382040](http://www.mikepero.com/RX3382040)



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**DOUBLE GLAZED, FULL AIRCON, AS NEW - PERFECTION**

4 1 1

**Asking Price \$1,167,000**

**29 Hewlett Road, Massey**  
Asking Price \$1,167,000

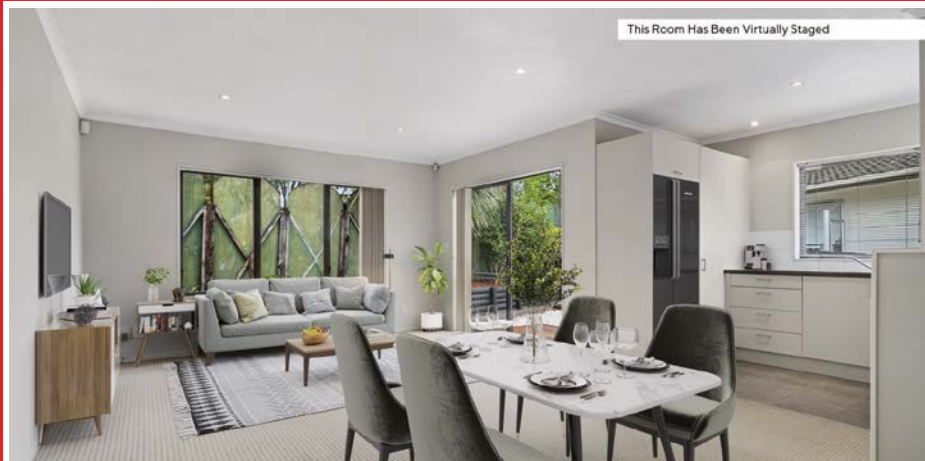
Beautifully presented to a high (as new) standard offering exceptional buying with four bedrooms and large open plan entertainment living, linking to expansive private decking ensuring you have the best of indoor and outdoor living this summer. Hard to find, this home represents a high standard of finishing and hardware found in a new build and with the development option extended under the mixed urban classification which this property sits. Three bedrooms, bathroom and laundry with open plan entertainers kitchen, dining and lounge upstairs and bedroom with walk-in or nursery downstairs, all linking to decking and stepping down to lawn and single garage and workshop. Fully fenced with electric, sensor gate.

[www.mikepero.com/RX3074419](http://www.mikepero.com/RX3074419)



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This Room Has Been Virtually Staged



This Room Has Been Virtually Staged



**DOUBLE GARAGE, VACANT, VALUE IN WEST HARBOUR**

3 2 1

**Asking price \$967,000**

**100 Moire Road, West Harbour**  
Asking price \$967,000

Double garage internal access, seldom found in the area, palisade weatherboard and tile roof. This is a robust and sensible home that you can enjoy or add value to. If you've been searching for a smart and simple three bedroom home in West Harbour this property should top your list. A genuine standalone home on 354 square meters of land (approx) with established gardens and secure fencing. The landscaping is contrasting and modern which integrates with the home through north facing decking and slider. An open plan lounge, dining and kitchen with central hall to three good sized bedrooms and bathroom. Close to West Harbour Primary School, Parks and Bus stop across the road, while North West Mall and Westgate shopping is a very short drive.

[www.mikepero.com/RX3136972](http://www.mikepero.com/RX3136972)



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**IDYLIC PARK LIKE SETTING - CHARACTER ESTATE**

4 2 2

**By Negotiation**

**216A Fordyce Road, Helensville**  
By Negotiation

Often sort, but seldom found, this is an absolutely private glade, offering uncompromised peace, an abundance of tranquillity and a home that delivers unequalled character. A short drive from Parakai and Helensville, this is a park-like setting offering an established grassy outlook framed by mature exotics. The home sits a-top this glade enjoying commanding views through the lawn and northward toward the kaipara harbour. An interesting and colourful entertainers home, this five plus room, home offers multiple bedrooms, bathrooms and lounges which allows the purchaser to apply your own interpretation to the home, hosting generous proportions and exciting dimensions which must be seen to be enjoyed to its full potential.

[www.mikepero.com/RX3160359](http://www.mikepero.com/RX3160359)



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**BIG ON VALUE - SMALL ON PRICE**

3 1 1

**By Negotiation**

**369A Hobsonville Road, Hobsonville**  
By Negotiation

A home that makes the most of its 392sqm section (more or less) with generous parking, single garage and wrap-around lawn peppered with shrubs and hedging. Bigger than it looks, this three room home delivers more than many others with open plan kitchen, dining and lounge and direct access into the roof loft for storage. Located in the heart of Hobsonville, a short walk for groceries and convenience shopping, with access to schools, parks and the inner harbour close by. Fee simple freehold title and an honest pedigree, take a look today.

[www.mikepero.com/RX3197566](http://www.mikepero.com/RX3197566)



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**BRICK AND TILE ON 817SQM - DON BUCK ROAD**

3 2 1

**By Negotiation**

**417 Don Buck Road, Massey**  
By Negotiation

Set in Terrace Housing and Apartment Buildings Zone this is a fantastic land banking option offering brick and tile low maintenance construction and easy access to services in the future. Offering three bedrooms plus office and extensive upstairs downstairs living and storage options including workshop and internal access garage. You can enjoy the property as a solid and well constructed home with the zoning potential for future investment making this property a very attractive buy for today with an eye to the future. Close to Massey shops, Westgate shopping precinct, motorway access, Massey Primary and Secondary Schools. Let nothing hold you back. Finance options available through Mike Pero Mortgages today.

[www.mikepero.com/RX3197524](http://www.mikepero.com/RX3197524)



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Family members are welcome

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