



Property-

HUB.NZ

Fifteenth Edition - July 2023

Property market report

Market responds to RBNZ change in stance.

Economists say all three key drivers of the housing market point to a stronger market and house price gains, everyone's watching with a keen eye.

Kiwibank economists say they are expecting to see "some healthy green shoots" emerging in the spring housing sales season.

In Kiwibank's weekly First View publication, chief economist Jarrod Kerr and senior economist Mary Jo Vergara House say house prices are still falling, "but at a reduced rate".



"And sales activity is building upward momentum. There are signs of stabilisation."

They note that the REINZ data for the month of May showed further falls in house prices across the country.

"Wellington has seen the sharpest contraction in prices, falling 1.5% on the month to be down 25% from the November 2021 peak. Auckland is close behind, with house prices off 23% from the peak. They say they expect buyers and sellers to go into hibernation over winter. "And the true litmus test for the housing market will be in spring. We expect to see an uplift in confidence and activity over the warmer months." There are three drivers of the housing market.

"Firstly, the peak in interest rates should mark the bottom in the housing market correction. Falling mortgage rates will support confidence and activity.

"Secondly, the demand/supply imbalance will worsen. The surge in migration and the loss of dwellings at high risk in climate change will only exacerbate the housing shortage.

"And finally, the residential construction boom is coming to an end. The number of dwellings coming to market will fall back from very high levels. The growth in demand, with a migration boom, will once again outstrip supply in coming years.

"All three drivers point to a strengthening housing market, and price gains,"

In Westpac's Weekly Commentary, senior economist Michael Gordon says the key things the Westpac economists are watching in the economy looking ahead are:

1. the state of the labour market,
2. the degree to which the inflation rate slows over the course of this year, and
3. the potential for a rebound in the housing market.

"The May REINZ figures showed that house sales have picked up from their lows and that prices have stabilised after a cumulative decline of around 17% since late 2021.

Let's look at the sales:

Helensville	\$765,000 to \$1,170,000
Herald Island	\$1,450,000
Hobsonville	\$700,000 to \$1,456,000
Kumeu	\$1,200,000 to \$1,420,000
Massey	\$520,000 to \$940,000
Parakai	\$715,000
Riverhead	\$1,130,000
Swanson	\$1,120,000
Taupaki	\$2,000,000
Waitakere	\$990,000 to \$1,600,000
Westgate	\$1,130,000
West Harbour	\$880,000 to \$1,303,000
Whenuapai	\$1,350,000 to \$1,440,000

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@mikepero.com - Mike Pero Real Estate Ltd Licensed REAA (2008).

Make sure to do your due diligence when buying

When buying a property, it is recommended to have a due diligence clause in your agreement. This will allow you a period of time to

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conduct inspections, surveys, and assessments on the property. You can also engage professionals such as building inspectors, surveyors, and lawyers to scrutinise the property's condition, title, permits, and any other relevant documentation.

The purpose of these investigations is to uncover any potential issues or hidden problems that may affect the value or desirability of the property. This may include whether the property is in a flood zone and whether buildings on the property are properly consented. If you discover any significant concerns, you have the option to renegotiate the terms of the purchase with the vendor or withdraw from the agreement altogether.

It is advisable to consult with a lawyer before signing an agreement to purchase a property to draft a comprehensive due diligence clause tailored to your specific needs and circumstances. For any assistance with this or any other legal issue you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Selling a property when you're splitting up

Who is the natural choice for selling the family home to ensure there is no bias and an equal footing exists? If you can, choose two agents that are experienced and AREINZ qualified and select one that you can both work with. Ask to see an indication of the property's estimated selling price, a sales process recommendation and a marketing plan. Remember too, that while you might want to make life hard for others at times, it's not very smart to do anything that will jeopardise a smooth and successful sale. The faster you can sell your property, and the greater the price you get for it, and the sooner you can move on.

If you decide that your partner is going to stay in the house and they will buy you out, it's a good idea to get the property valued.

A registered valuer will provide you with a detailed overview on the value within your property. This will come at a cost, but will deliver peace of mind. It may prove useful when you are talking to lenders, as a registered valuation can sometimes be required if you are refinancing. Whatever you agree to do with the property, you independently both need legal advice - and a written agreement that sets out your separate rights and responsibilities. This protects all parties and stops one partner from lodging a caveat or notice of claim that will prevent the sale of a property. It may also be helpful as some lenders may be wary of unresolved relationship property issues when applying for finance for another property. For more information you may like to refer: <https://www.settled.govt.nz/blog/selling-a-property-when-youre-splitting-up/> 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 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).

Why everyone needs an Enduring Power of Attorney

The term "Enduring Power of Attorney" (or EPA for short) might sound scary to some people. When you break it down "Enduring" means lasting over a period of time and an "Attorney" is someone that acts on your behalf. So, when you put an EPA in place, it means that you are formally nominating someone to make decisions for you, over time. Your attorney can look after your personal wellbeing and/or property and finances in the event that you're medically unable to, or if you decide it's too much to manage yourself. You have the power to decide who acts as your attorney, who they need to consult with (aside from yourself), determine conditions and restrictions and for property and finance matters, when the EPA comes into effect.

There are two kinds of EPA - one for personal care and welfare and a separate one for property. An EPA for personal care and welfare allows you to choose one person as your attorney. This is not a lawyer, but someone close to you who knows your wishes and who you trust to make important decisions about your health, accommodation and care. This EPA only comes into effect in the event that a medical



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professional determines you no longer have mental capacity.

On the other hand, an EPA for property gives you the option to appoint one or more attorneys to make decisions about your property, finances and legal contracts. This means they can pay bills, manage a bank account or buy and sell property on your behalf. You can determine whether it takes effect immediately, or only if you no longer have the capacity to make decisions. With this EPA you can also determine who your attorney/s need to consult with or provide information to and include restrictions and conditions to control how your assets are managed.

To future-proof the EPAs, we always recommend you appoint a back-up person called a successor attorney. This way, should your attorney be unable to act on your behalf or pass away, the successor attorney will be able to step in to make decisions.

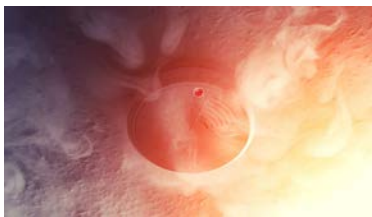
Many people believe EPAs are only important to have as we get older, but this is not true. Anybody can lose capacity at any age or stage due to unforeseen circumstances, such as a stroke or an accident. If you do not have EPAs in place and you lose capacity, then it can be stressful, take a long time and be costly to apply to the court to appoint someone to be your property manager or welfare guardian (or both).

Having EPAs in place is like having an insurance policy and needs to be in place in advance. It is particularly stressful when a loved one loses capacity and by taking a bit of time now and getting these documents sorted, you could avoid a lot of extra stress (and cost) for your family down the track.

We are happy to discuss and advise you on the best ways to protect and manage your estate, so give us a call on 09 973 5102 and make a time to come and see us at either our Kumeu or Te Atatu Peninsula offices.

Importance of smoke alarms in rental properties

A working smoke detector alarm is essential for peace of mind and safety in rental properties. In this blog, we will cover the rules and regulations related to smoke alarms in rentals, including acceptable types, installation tips, record-keeping, and maintenance responsibilities.



According to Fire and Emergency NZ, 80% of house fires they attended were due to incorrectly installed or non-functioning smoke alarms. Landlords should take proactive measures to safeguard their

investment by maintaining effective smoke alarms, which act as cost-effective insurance against fire incidents. This not only protects the property but also alerts tenants to potential dangers and prevents tragedies.

Rental properties must have smoke alarms installed, meeting specific requirements. New alarms should be photoelectric with a 10-year battery life or hard-wired into a power source. They must also meet international standards and be installed as per the manufacturer's instructions. Existing alarms do not need immediate replacement but should be in good condition and gradually replaced with alarms meeting the new standards.

Photoelectric smoke alarms are recommended as they are more effective in detecting smoldering fires. Installing interconnected smoke alarms throughout the property provides additional protection.

Smoke alarms should be installed within three metres of bedroom doors, as most fires start in bedrooms. Alarms should be placed on each level of the property, including the basement and attic if applicable. Ceiling or high wall installation is preferable to allow smoke detection as it rises. Avoid placing alarms near windows, doors, or air vents.

Follow manufacturer's instructions for proper installation and ensure secure fastening. Regular testing is crucial to ensure their functionality. At The Rent Shop Hobsonville, we offer comprehensive yearly assessments by smoke alarm installation contractors at a competitive price.

Record-keeping is important and legally required. Landlords should maintain records of installations, replacements, and maintenance, including dates and types of detectors used. This demonstrates their commitment to providing a safe environment. We verify smoke alarm presence during our routine inspections and address tenant concerns.

Landlords are responsible for installing, maintaining, and ensuring smoke alarms are in good working condition. Tenants should also test alarms regularly, report issues promptly, and replace batteries

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**Mike
James**

Managing Director

☎ 021 413 660

✉ mike.james@therentshop.co.nz

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Non-compliance with smoke alarm regulations can lead to fines and legal consequences. Recent cases show fines of up to \$4,000 for landlords failing to provide smoke alarms.

In conclusion, smoke alarms are vital for rental property safety. By adhering to regulations and maintaining functional smoke alarms, landlords and tenants create a secure environment. If you're wanting more information regarding our services and how we can help you. Email us at mike.james@therentshop.co.nz.

First home buyers – the time is right

There is nothing more satisfying than helping people move into their first home.

The role I play as a Mortgage Adviser for first home buyers is very broad and can include planning, assisting with budgets, property consultant, home grant applications, KiwiSaver assistance, bank negotiator, and of course support. This is all with just one goal in mind, getting my clients into their first home.



Regardless of what stage you may be at in your planning a good Mortgage Adviser can really help. I work alongside first home buyers every day and have access to over 15 lenders who may be able to assist. There are several good reasons why now is a good time to take that next step – firstly property prices are better than they have

been for several years and secondly there are a number of grants and other initiatives available right now to specifically help first home buyers get into a home. My role is to share all this information with you and provide support and guidance, it's what I love to do.

So, if you are just thinking about it, looking for some support to take the next step or ready to buy let's talk. I am available for an obligation free chat.

Stephen Massey - Mortgage Adviser and First Home Specialist, Call 021 711 444, or check out my website loanmarket.co.nz/stephen-massey.

Five essential considerations for your retirement

Everyone moves at their own pace when it comes to retirement living and you may be ready to move into a village when you finish working to enjoy a more active village life, or you may want to wait and consider social and health concerns. There are a



variety of reasons people turn to retirement villages, be it health, companionship, maintenance work, financial freedom through to liking the community feel and activities a village provides. This is a personal decision. It is important to note that most retirement villages have a minimum entry age ranging from 65 upwards and require some work to be done to prepare.

Know your wealth – It sometimes goes without saying but you'll need to understand your asset pool and what you want to sell to ensure you have the cash to invest in this transition, all villages are different in their purchase and ongoing costs.

Have a plan – You'll need to have an experienced AREINZ real estate agent that can guide you through the process of getting the most money for your property assets.

Be legally smart – Make sure your will is up-to-date, you have two enduring power of attorneys in place and that you seek advice on any license to occupy you may be considering

Communicate – Ensure your friends and family are in the loop with your thoughts and plans, they will generally provide their advice.

Start de-cluttering – Do a little daily, not all at once. You'll need to work through your home and slowly sell, re-site or remove your furniture and bits-n-bods. You will be downsizing so space will be tight.

For a free helpful guide to moving into retirement living and some

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great partners and/or to pre-register for the next "Best of Aged Care Seminar and Chat" please text the word retirement to 027 632 0421 or email graham@kumeucourier.co.nz.

Divorce Café podcast launches!

Lawyers and friends Shelley Funnell and Taina Henderson have combined their experience and launched Divorce Café, a podcast that demystifies, detangles and (hopefully) detoxes the legal process that follows a separation. This is a podcast for people getting into or out of a relationship.

Divorce Café is a series of smart and funny interviews with the experts in the relationship property field about the law, their biggest cases, and what you need to know to get through a separation (and navigate difficult legal issues whilst in the relationship).

On a mission to help people navigating this very stressful experience to survive it intact, it's about relationships too, not just separations, dealing with tricky topics such as how to negotiate a prenup without losing the love of your life.

You can find Divorce Café on Spotify, Apple Podcasts and Youtube by searching Divorce Café, or via the Henderson Reeves website.

If you need help with a separation or prenup (aka contracting out agreement) you really need a specialist relationship property lawyer. You can get hold of Taina on tainahenderson@hendersonreeves.co.nz.



Public Trust NorthWest

You might think you don't have enough assets to leave in a will, but new research shows 85 percent of people want to leave a legacy that goes beyond money and assets and instead make sure they're passing on things like values to live by, happiness and a good upbringing.



Wills Week 2023, supported by Public Trust, runs from 17 to 21 July and aims to empower New Zealanders with knowledge and confidence to write their will. Nearly 50% of New Zealanders over 18 have a will in place, and we are working hard to significantly boost that number.

New research, commissioned by Public Trust in its 150th year, shows that leaving a legacy matters. The research reveals an increasing interest in and value placed on 'emotional' legacy which is less about finances and more about passing on values, taonga and heirlooms.

Legacies can be many different things and go beyond money and assets - a legacy can also be about passing on family traditions, a favourite recipe passed through generations, or a sentimental jewellery item.

Public Trust NorthWest Customer Centre, NorthWest Shopping Centre, 48 Maki Street, Massey North, Auckland 0614, 0800 371 471, www.publictrust.co.nz.

Feels like winter is definitely on the way

When it comes to winter, there are certain 'cold weather' preventative measures that will help maintain a healthy home, prevent leaks, avoid excess water loss and excessive bills.

Dripping & leaking taps - check all the taps in your house (inside and outside).

Running & leaking toilets - check that your toilet is flushing properly and listen for a 'running water' sound.

Drains - check for slow running water into shower drains, basins, and



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any outside drainage.

Hot water cylinders - check your HWC for any surface drips or leakages. This can go easily unnoticed if hot water cylinders are in a cupboard.

Gutters - check your gutters are clear of leaves and debris to prevent water build up. Overflowing gutters can cause roof leaks.

We have an experienced team of plumbers, roofers and drainlayers who can help with any of these issues. We offer no obligation quotes, so give us a call today.

We are also excited to share that we now offer a Supergold card discount. Just let us know you have a Supergold card when you book in your plumbing job, and we will give you 20% off your first hour of plumbing labour.

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From plumbing through to roofing, drainage, gas, and pumps and drain unblocking, we can offer total solutions.

We are open five days a week from 7:30am - 4:30pm and are conveniently located at Unit 4, 3 Northside Drive, Westgate. For more information, visit our website www.whenuapai.laserplumbing.co.nz.

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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!

July Garden Kitchen

Winter is officially here, but there is still plenty to do: prep for spring crops, new fruit trees to be planted and get winter crops in the ground. Sow green crops of lupin and mustard in any empty spaces in the vegetable garden for digging into the soil for green manure, refresh the soil for crops by adding new compost and sheep pellets.

Plant seedlings: broccoli, cabbage, cauliflower, lettuce, Brussels sprouts, silverbeet, spinach, onion. Protect from the cold while they are young and don't forget to protect seedlings from slug and snails.

Sow seeds: spinach, cabbage, cauliflower, broccoli, Brussels sprouts, lettuce, onions, and peas. 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 your sowing for a continuous harvest and feed all vegetables with a liquid general fertiliser. Plant new rhubarb then lift and divide old crowns, tidy up old strawberry beds and prepare for new plants. Feed your citrus with citrus fertiliser and make sure to water it in, feed all winter vegetables every two weeks.

Sprout new potatoes, stand them upright in a light dry place for



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them to sprout ready for planting and prepare the beds for when they are ready.

Protect your cauliflower, broccoli and Brussels sprouts by dusting them with derris dust to protect them from the white butterfly and the diamond back moth. Remember to get to the undersides of the leaves where the eggs are laid.

Get pruning of fruit trees underway as the trees become bare of leaves, remove all debris when you have finished and apply clean up spray to bare fruit trees, use copper spray and winter oil to stop bugs and diseases burrowing in for the winter. Spray citrus trees with copper oxychloride to prevent brown rot and verrucosis. Plant or replace older fruit trees.

Plant new strawberries plants, they will show new leaves in the spring, feed with blood and bone as you plant. Garlic can still be planted this time of year.

Keep weeds under control; attack them when they are small.

Happy gardening everyone.

Mitre 10 MEGA Westgate & Henderson.

Five things we want you to know

At Blackout Electric we have had years of experience in the industry and can provide valuable tips to help save you money and keep your household safe from electrical hazards. So, before you attempt a DIY lighting upgrade or delay having those flickering lights fixed, here's some things to take on board.

1. Don't DIY - A seasoned DIYer might be tempted to think because they've plumbed their own kitchen tap that carrying out their own electrical is within their DIY capabilities. However, we suggest asking yourself; is saving a bit of money really worth the extra time, stress and your safety? Electrical work can be dangerous if you are not trained on the specifics, and a simple mistake can lead to electrocution or cause an electrical fire.

2. Call an electrician before buying an old home - if you are looking at buying an old home, you should be aware of the risk involved in terms of your electrical safety. If the home is more than 30 years old, it is likely it will need a complete re-wire. This is because the old wiring can be dangerous. Calling an electrician to help assess the quality of the home's current electrical before your buy can help provide clarity in regards to how much electrical work will need to be done to ensure the home is safe.

3. Cheap doesn't necessarily mean best - When you are looking to hire an electrician for the first time, it is important you understand cheap isn't always best. A quality electrician will charge you a

fair price and will try to recommend suggestions to improve the electricity efficiency of your home. Reviews are an excellent indicator as to whether the electrician delivers a quality service, as they come from the perspective of real customers. Check out our reviews on Google and No Cowboys.

4. We offer a warranty on our work - As electricians, we have undergone years of supervised training and education to be able to work in our industry. The tasks are often dangerous and can leave an untrained individual at risk of electrocution. An electrician who has been working in the industry for years has the experience to be able to get the job done without compromising on quality. Therefore, for your reassurance, Blackout will offer a warranty on our work.

5. We're here to help - When you book an electrician, we have a lot of responsibility to ensure we leave your home as safe as possible. As a result, sometimes, what may seem like a simple job from the outset, can end up taking longer than expected. This is because additional work is required to ensure your home is safe and your family is protected from electrical hazards.

If you're looking for an electrician who has your best interests at heart and offers a quality service give Blackout Electric a call.

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Signature Homes West & North-West Auckland is one of the most sought-after and respected builders in Auckland, where no new build project is too big or too small.

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Searching for expert guidance?

Change is inevitable and sometimes beyond our control. Having access to guidance and expertise to facilitate these transitions can provide a sense of reassurance. Signature Homes West & North-West Auckland aim to empower individuals to transition into the process of rebuilding for a secure future.

Signature Homes Knock Down & Rebuild service goes beyond the design phase—it begins with assessing the viability of your project. Offering a no-obligation, complimentary site assessment and consultancy to get you started.

As trusted experts in the Auckland Unitary Plan, all details of the process are handled for you. From architectural design to the seamless removal of your existing building, securing consents, and executing the entire build process.

Throughout the entire process, Signature Homes' expert team will be by your side to provide unwavering support and the best



industry-leading guarantees in New Zealand, ensuring your new home journey is smooth and worry-free.

If you're seeking knowledge and direction, let's join forces to discover your current standing, and the remarkable possibilities that lie ahead. Together, we can determine what can be achieved and create a plan to make your dream home a reality.

Time to be inspired -

Looking for new home inspiration? Visit our Huapai Showhome to experience the difference, located at 190 Matua Road, Huapai. Open daily from 12pm-4pm.

Ready to start your new home journey? Contact Signature Homes West & North-West Auckland on 0800 020 600 today.

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.

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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 \$
HELENSVILLE	1,300,000	3012M2	156M2	1,170,000		1,200,000	900M2	100M2	936,000
	820,000	481M2	90M2	765,000		780,000	0M2	80M2	720,000
HOBSONVILLE	800,000	92M2	80M2	700,000		910,000	112M2	82M2	680,000
	1,285,000	205M2	162M2	1,199,000		880,000	0M2	110M2	745,000
	790,000	82M2	70M2	768,000		810,000	0M2	110M2	740,000
	1,390,000	266M2	164M2	1,295,000		930,000	350M2	167M2	940,000
	690,000	0M2	83M2	635,000	PARAKAI	735,000	0M2	78M2	715,000
	1,750,000	809M2	274M2	1,440,000	RIVERHEAD	1,280,000	730M2	127M2	1,130,000
	850,000	139M2	79M2	810,000	SWANSON	1,225,000	1064M2	123M2	1,120,000
	1,450,000	297M2	211M2	1,456,000	TAUPAKI	1,725,000	16904M2	329M2	2,000,000
	1,125,000	77M2	172M2	987,500	WAITAKERE	1,625,000	4.52HA	91M2	990,000
KUMEU	1,275,000	478M2	181M2	1,200,000		1,700,000	1.35HA	200M2	1,600,000
	1,450,000	599M2	209M2	1,420,000	WEST HARBOUR	1,025,000	0M2	105M2	880,000
	1,075,000	347M2	148M2	1,000,000		1,560,000	732M2	300M2	1,303,000
MASSEY	900,000	0M2	114M2	52,000	WESTGATE	1,185,000	200M2	190M2	1,130,000
	755,000	90M2	77M2	640,000	WHENUAPAI	1,480,000	362M2	269M2	1,350,000
	940,000	0M2	140M2	840,000		1,410,000	345M2	226M2	1,440,000
	1,025,000	789M2	120M2	860,000					
	1,600,000	809M2	130M2	755,000					

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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Graham McIntyre
Brand & Territory Owner
027 632 0421



WEATHERBOARD ON BATON - HARBOUR VIEWS - PERFECT

3 2 2

Asking Price \$875,000

2 / 143A Wiseley Road, West Harbour
Asking Price \$875,000

Modern baton construction, Inner harbour view, three bedroom and two bathroom with large double garage. 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. Two bedrooms and a full bathroom on the second level with the master bedroom enjoying panoramic views.

www.mikepero.com/RX3636130



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



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



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



BUSINESS - TOWN CENTRE ZONE - HUAPAI

3 1 1

By Negotiation

8 Oraha Road, Huapai By Negotiation

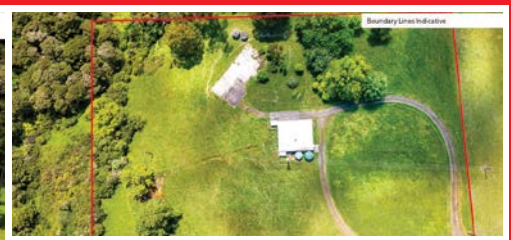
Nestled to the Eastern boundary of the Huapai Business Zoned area is this generous 869sqm parcel of land offering a flat section which shoulders the carparking and the Police Station at Huapai. A stately three bedroom bungalow with open plan kitchen, dining and living room leading onto westerly decking. 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



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



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



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com



HOME, MINOR, STABLES, LAND OF PLENTY

5 2 2

By Negotiation

412 Taupaki Road, Kumeu
By Negotiation

Welcome to Equine Heaven, a property that delivers significant infrastructure to satisfy a buyer that wants to work, play and invest in their future. Set on 4.4 hectares (approx) of land and offering some significant lifestyle value. Large 5 bedroom home, with 2 bathrooms and 3 plus living areas. Double garage and extensive 3 bay shed. Independent minor dwelling with garage. Beautifully appointed in-ground pool. Seven paddocks. Arena, outside stables, inside stables, tak shed. Security gates, and good fencing. Extensive entertainers decking. Seldom available with so much on offer, we welcome buyer interest and feedback. Long settlement options are very much on the table to the right buyer.

www.mikepero.com/RX3654132



Graham McIntyre
027 632 0421
09 412 9602

graham.mcintyre@mikepero.com

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Testimonial

“Graham is a professional!
Graham was the sale’s agent for our purchase and worked with us in a very professional manner. What we enjoyed about Graham was his promptness in responses and overall passion for the industry.”

Almo & Pearl

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PROUD EMPLOYER OF
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027 632 0421

graham.mcintyre@mikepero.com

REAL ESTATE |

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*A NorWest
Celebration
of what
makes a great
kiwi barn!*

BARN WE LOVE



Showcase & enter your Barn to **WIN**

The old, the new and the in-between, a tribute to the kiwi barn, shed & sanctuary

We are taking a look into history and all the latest creations, spotlighting what fabulousness there is in our area.

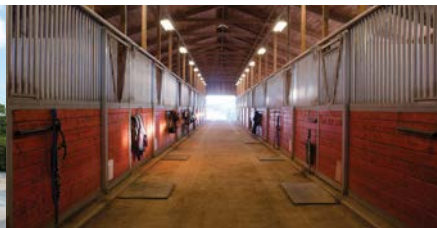
*So come on rural communities – take a photo of your barn, especially those with the “wow” and the “OH MY GOD I want one” factors and enter **Barns We Love**, there are fantastic vouchers to be won!*

Celebrate with us by registering your barn today!

Simply text the word **barn** to **027 632 0421**

and we will get the details to you!

Be Quick!
First 10 registrations go into a special draw to **WIN** a voucher from **Mitre10 Mega!**



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community newsletter

