



Property-

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Twenty Fifth Edition - June 24

Property market report

Auckland Council fees and charges continue to rise unchecked and is a major contributor to a continued fall in building consent numbers across greater Auckland.

Fewer new homes are being built and the cost of building them keeps rising.

The number of new homes being consented has nose-dived by more than 30% over the last two years, and the cost of building them is still increasing, according to interest.co.nz's latest analysis of Statistics NZ's residential building consents data.

This shows 7717 new dwellings were consented throughout the country in the first quarter (Q1) this year, down from 9720 (-20.6%) in Q1 last year, and down from 12,333 (-37.4%) in Q1 2022.

At the same time the average estimated cost of building those homes has continued to rise.

The average estimated build cost (excluding land) of new dwellings consented in Q1 this year was \$462,654, up \$21,978 (+5.0%) compared to Q1 last year, and up \$68,100 (+17.3%) compared to Q1 2022.

The increase in building costs is a reflection of all costs including Auckland council charges that could make up 20% of the build cost.

In Q1 2010, the average size of new homes consented was 202 square metres, and had steadily declined to 141 square metres in Q1 2024. That means the average size of new homes has declined by 61 square metres (-30%) over the last 14 years.

In the last two years, from Q1 2022 to Q1 2024, the average build cost has increased from \$2695 per square metre to \$3276 per square metre, up by 21.6%

We would hope that Chris Penk, Minister for Building and Construction can place some heat on Councils to reduce charges and increase transparency of compliance costs.

It is an issue that has plagued the construction sector previously as the market goes through a boom to bust cycle leaving the public

unsettled and creditors out of pocket. If you are considering building we suggest you talk with a number of credible building companies and lock in a fixed price to reduce surprises.

Let's look at market sales:

| | |
|--------------|----------------------------|
| Coatesville | \$3,370,000 to \$4,150,000 |
| Helensville | \$700,000 to \$1,750,000 |
| Hobsonville | \$585,000 to \$2,300,000 |
| Huapai | \$1,020,000 to \$1,950,000 |
| Kumeu | \$683,000 to \$1,305,000 |
| Massey | \$590,000 to \$1,515,000 |
| Muriwai | \$1,100,000 to \$1,865,000 |
| Parakai | \$580,000 to \$950,000 |
| Riverhead | \$1,250,000 to \$1,775,000 |
| Swanson | \$670,000 to \$2,020,000 |
| Waimauku | \$990,000 to \$3,365,000 |
| Waitakere | \$1,275,000 to \$1,800,000 |
| West Harbour | \$910,000 to \$2,700,000 |
| Westgate | \$715,000 to \$1,380,000 |
| Whenuapai | \$735,000 to \$1,290,000 |

If you are looking to achieve a great result for the sale of your property please contact me today for a free pre-sale property checklist and appraisal that will provide a starting point in your decision-making. After 18 years working with buyers and sellers, I have a depth of knowledge and experience to share with you. No cost, no obligation, just some honest feedback. Call me, Graham McIntyre AREINZ directly at 0800 900 700, via text at 027 632 0421, or through email at graham.mcintyre@mikepero.com. Mike Pero Real Estate Kumeu/ Hobsonville. Licensed REAA2008.

Does your will do what you want?

If a person dies leaving behind a valid will but it does not properly dispose of all their assets, then the remaining assets will be distributed intestate under the Administration Act 1969 ("Act"). This could happen if the deceased forgets to deal with an asset in his or



Property

her will or if a beneficiary no longer exists when the deceased dies. The estate will then be divided among the surviving spouse, children, parents, and other next of kin, depending on the circumstances.

For example, Mr A decides to leave his assets to his family trust to look after the next generation. A few years after signing his will Mr A and the other trustees of the family trust decide to wind up the trust. Unfortunately, Mr A forgets to update his will which still has the family trust as the beneficiary of his estate - but it no longer exists. Mr A's estate will now be distributed pursuant to the intestacy laws under the Act.

In many situations this may not be a problem as the people who end up inheriting under the Act may be the same as if the family trust inherited the estate. However, sometimes this may not be the case and the estate is distributed in a way that the deceased never intended.

This is why it is good practice to regularly check your will to make sure it properly disposes of your assets. If you are uncertain about the distribution of your assets upon your death or need to update your will, you can contact Kemp Barristers & Solicitors at info@kempsolicitors.co.nz or 09 412 6000.

Understanding landlord responsibilities

Renting out a property can be a rewarding endeavour, providing a steady income stream and potentially long-term financial security. However, being a landlord also comes with a set of responsibilities that must be taken seriously to ensure a positive and compliant rental experience for both parties involved. In this guide, we'll explore the key responsibilities that landlords have when renting out their properties.



Property Maintenance and Condition - One of the primary responsibilities of landlords is to maintain the property in a reasonable condition. This includes ensuring that the property is structurally sound, addressing any maintenance issues promptly, and providing essential amenities such as heating, plumbing, and electricity. Regular inspections can help identify potential problems early on, allowing landlords to take proactive measures to maintain the property's condition.

Ensuring Quiet Enjoyment - Tenants have the right to "quiet enjoyment" of the property they are renting, which means landlords must refrain from interfering with their tenants' peace and quiet unless necessary. This includes respecting their privacy, not intruding on their living space without valid reasons, and addressing noise complaints promptly and effectively.

Compliance with Building and Safety Standards - Landlords are responsible for ensuring that the rental property meets all relevant building, health, and safety standards. This includes providing adequate ventilation, ensuring that smoke alarms are installed and functional, and addressing any potential hazards such as mold or asbestos. By maintaining a safe and healthy living environment, landlords can protect the well-being of their tenants and avoid potential legal issues.

Handling Abandoned Goods - In the event that a tenant leaves behind abandoned goods upon vacating the property, landlords must handle them appropriately. This may involve storing the items for a specified period, attempting to contact the former tenant to retrieve them, or disposing of them in accordance with local regulations. It's crucial to follow the correct procedures to avoid liability and ensure that tenants' belongings are handled with care.

Notification of Property Sale - If the rental property is put up for sale, landlords are required to inform their tenants of the impending sale. This allows tenants to make informed decisions about their living situation and prepares them for potential changes in ownership. Open communication between landlords and tenants is essential to maintaining trust and transparency throughout the process.

Agent Representation - Landlords who are planning to be out of the country for more than a specified period must appoint an agent to manage the property in their absence. This ensures that tenants have a point of contact for any issues or concerns that may arise during the landlord's absence, providing peace of mind for both parties.

Prohibited Actions - While landlords have certain rights, there are also actions that they are prohibited from taking. For example, seizing a tenant's goods for any reason is strictly prohibited, as is interfering with the supply of essential services to the premises without a valid reason.

Shared Responsibilities - In addition to the landlord's responsibilities, tenants also have obligations that they must fulfil. Both parties are responsible for ensuring that the tenancy agreement is in writing, keeping their contact details up to date, and not changing the locks

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without permission.

In conclusion, being a landlord requires a commitment to fulfilling various responsibilities to maintain a safe, habitable, and legally compliant rental property. By understanding and adhering to these responsibilities, landlords can foster positive relationships with their tenants, protect their investment, and ensure a smooth and successful rental experience for all parties involved.

If you're wanting to discuss further or have a property you would like to rent, feel free to get in touch with us. The Rent Shop Hobsonville 021 RENT4U (736 848) mike.james@therentshop.co.nz.

Clearstone Legal commemorates 10 years

Debra Barron is the Principal of Clearstone Legal which started in June 2014 and is holding an invitation-only party to celebrate.

"We will also be having specials and giveaways throughout the month of June," says Debra, inviting people to check out Clearstone Legal's Facebook page for further details.



She says Clearstone Legal began after many years of working in the legal sector, when an opportunity was seen in the market for a fresh, modern approach.

"We pride ourselves on the ability to explain to our clients in everyday language, rather than legal jargon," says Debra.

"We also prefer to offer our clients options rather than telling them what they should do and empowering with the reasons why one option might be better.

"Like most small businesses, we worked from home offices before securing premises in Te Atatu Peninsula.

"With the residential and commercial expansion in the NorthWest of Auckland, we took the opportunity in 2018 to incorporate the Kumeu Huapai Law Centre into our practice.

"In 2020 we relocated to our current office at 1A Tapu Road, Huapai."

Clearstone Legal general law practice has a team of nine "amazing" women, says Debra.

"While much of our business involves conveyancing (buying, selling, refinancing and subdividing property) we offer full estate planning services such as formation and administration of trusts, wills, enduring powers of attorney and look after deceased estates.

"In addition, we have expertise in relationship property matters and commercial transactions such as buying or selling a business, commercial leases, shareholder agreements, etc.

"We look after Mums and Dads and small to medium sized businesses."



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Debra says Clearstone Legal has “really enjoyed becoming a part of the community in both the Te Atatu and Kumeu areas, sponsoring local sports clubs at the Te Atatu Roosters and the West Coast Rangers”.

Six must-do's in matrimonial separation

Navigating a matrimonial separation can be a complex and emotionally challenging process. It's important to approach it methodically and consider various legal, financial, and emotional aspects. Here's a step-by-step guide to help you through the process, including dealing with assets:



Seek Legal Advice: Consult with an attorney who specialises in family law. They will help you understand your rights, responsibilities, and the legal implications of your separation.

Collect Important Documents: Gather all relevant documents, such as marriage certificates, financial records, property deeds, bank statements, tax returns, and prenuptial agreements.

Temporary Living Arrangements: Decide whether you and your spouse will continue living together during the separation or if one of you will move out temporarily. This should be discussed and agreed upon if possible.

Child Custody and Support: If you have children, establish a temporary custody and visitation plan. Determine child support arrangements according to your state or country's laws.

Spousal Support: Discuss and potentially negotiate spousal support, if applicable, based on factors such as income, length of marriage, and financial needs.

Asset and Debt Inventory: Create a comprehensive list of all assets (e.g., real estate, vehicles, investments) and debts (e.g., mortgages, loans, credit card debts) acquired during the marriage. This will be crucial for property division.

For a complete step-by-step guide and a matrimonial separation checklist contact Graham McIntyre AREINZ on email graham.mcintyre@mikepero.com or call/text 027 632 0421. With over 17 years operating at the top of the real estate market and with AREINZ qualification, Graham is a proven, stable, professional by your side helping and guiding you to the very best decisions and outcome.

Meet Stacey Milne: Your trusted real estate expert in Kumeu

Stacey was born and raised in Kumeu/Riverhead, where she has spent time connecting and forming local relationships with the community and area, gaining local knowledge. With 10 years' experience behind the scene as a licensed PA, she has packed together her knowledge and experience and is now ready to sell your home or help you purchase your new home.



Stacey Milne is not just a real estate agent; she's a dedicated professional who has become an integral part of the Kumeu community's journey to finding their dream homes.

Stacey's journey in the world of real estate began with a deep appreciation for the beauty and potential of the Kumeu region. Her in-depth knowledge of the local market trends, neighborhoods, and hidden gems is unmatched. She combines this local expertise with a global perspective, ensuring her clients receive the best of both worlds when it comes to buying or selling property in Kumeu.

Stacey's approach to real estate is rooted in her belief that each client's journey is unique. She takes the time to understand their goals, preferences, and aspirations, ensuring that every real estate transaction is a tailored experience. Her professionalism, attention to detail, and dedication to client satisfaction have resulted in numerous successful real estate transactions and satisfied homeowners.

Stacey understands that finding the perfect home is about more

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than just bricks and mortar; it's about finding the right place to build your life.

Whether you're a first-time buyer, a seasoned investor, or looking to sell your property in Kumeu, Stacey Milne is the trusted partner you need by your side. Her passion for real estate, local expertise, commitment to personalised service, and strong ties to the community make her the ideal choice for all your real estate needs in Kumeu. Discover the difference of working with Stacey Milne and embark on a real estate journey like no other.

Call Stacey today on 021 058 5692 or email stacey.milne@mikepero.com, scan the QR code below.

The 3 reasons that a property sells

It is not a mystery, and it is certainly not shrouded in secrecy, however it is sometimes confronting that even Sales People do not have the clearest grasp on what has to be right in order for a property to sell at the best price and in a timely manner. After 17 years operating at the



highest level in residential property sales in the Auckland market, these are the key things you need to get right in order to sell well.

1. Marketing - The marketing of a property is not words on paper and seldom is it the 45 second video but it is a careful mix and understanding of the audience, the competing houses in market and the advertising mediums that best convey the messages to a Purchaser. Sometimes the simplicity of the message gets lost in marketing mumbo-jumbo and the agent ignores key search words and localised interest. A clear understanding of audience and competition defines who is going to buy the property and highlights the mediums that will deliver the best message to the Buyers.

2. Energy of the Real Estate Sales Person - If your Sales Agent lacks engagement, motivation, energy and charisma there is a good chance that the Buyers will have the same opinion. Your agent must be positive, communicate well, be upbeat and thorough. They need to deliver a buying experience that provides information and also listens for key pieces of information. High energy agents tune into a Buyers and discuss value, motivation and emotion. Energy is a result of drive, and motivation and results in greater satisfaction to both the property Owner and the Purchaser.

3. Price - This is the least important of the three and is confused by many Real Estate Agents as the main reason a property sells or does not sell, this is not so. The price afforded a property is a direct result to a range of factors being affordability, desirability, and competition for ownership. Any combination of these elements can deliver an increased sale price but failure to generate any or all will see the sale price of a property continue to reduce.

You may have had experience in the past that resonates with these

Thinking of **selling?**

Try a fresh but experienced perspective.

I'm leveraging 10 years of behind the scene real estate experience to help you sell your home.



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reasons and likewise the information here may have provided some timely in-put into historical non-performances. The reason that Mike Pero Real Estate exceeds our customer expectations is our low fee structure and our excellent and customised marketing. We focus on the Purchaser audience and the words that motivate action. We are aware of competing properties and focus our messages to highlight the unique advantages/ perceived advantages that will resonate. In addition, we can use the complete suite of marketing mediums including television, glossy magazines, High traffic web sites, premium social media content, signage, database targeting, community flyers including but not limited to editorial, photography or videography.

All the sales team within Mike Pero Real Estate are high performers from other brands that understand great process, high energy and uncompromised motivation. We work with most agents from all brands and promote your property to the public directly and via buyers' agents within other brands. We engage other agents by sharing our commission which ensures the Property Owner gets the lowest commission available but the biggest pool of potential Buyers regardless of who they are working with. If a sale is not concluded, we don't get paid and the rest is history. Our motivation, energy and drive is uncompromised.

Mike Pero Group enjoys a wide spectrum of independent Mortgage Brokers that provided first tier and second tier lending to Purchasers wanting to own a home. This relationship between Mike Pero Real Estate and Mike Pero Mortgages ensures that Purchasers get the very best mortgage advice to increase the ability to access funds, the right banks and financiers who are doing the business and the professionalism to bring all the elements together.

Once all is said and done, if you are on the market and seeking to sell and find this information helpful, it might be time to call me directly, Graham on 027 632 0421, or email graham.mcintyre@mikepero.com. It will provide clarity to a sometimes uncertain and uncomfortable situation.

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What is a green home loan?

When it comes to Green Home Loans, most of the major banks can offer these as a "Top-up" to your existing home loan.

These Top-ups allow you to borrow additional funds on top of your existing mortgage for the purpose of making sustainable improvements to your home (subject to the banks credit criteria).

Here's a brief introduction:

ASB's "Better Homes" Home Loan - Up to \$80,000 at 1% interest over 3 years.

ASB offers the "Better Homes" top-up home loan, featuring a low-interest rate of 1% for loans of up to \$80,000 over three years.

This loan can be used for various sustainability improvements, including heating, insulation, solar panels, double glazing, and electric vehicles.

ANZ's "Good Energy" Home Loan - Up to \$80,000 at 1% interest over 3 years.

ANZ provides the "Good Energy" home loan, offering a low-interest rate of 1% for up to \$80,000 over three years.

This loan is specifically designed to finance energy-efficient upgrades under 4 different categories, energy efficient upgrades, clean transportation upgrades, solar panels, solar batteries and rainwater tanks.

BNZ's "Green Home Loan" Top Up - Up to \$80,000 at 1% interest over 3 years.

BNZ offers "Green Home" top-up loans, allowing homeowners to borrow up to \$80,000 at a low-interest rate of 1% for the first three years. The loan can be used for sustainability improvements, including insulation, solar panels, rainwater tanks, and financing electric or hybrid vehicles, electric bikes and electric chargers.

Kiwibank's "Sustainable Energy" Home Loan - Up to 10 years PLUS cash contribution on floating rate.

Kiwibank provides a "Sustainable Energy" home loan. The maximum will be determined by their affordability criteria and is on the floating interest rate.

For loans over \$5,000, they offer a cash contribution of up to \$2,000 towards your sustainable energy system's cost over four years: \$800 after the first year and \$400 annually for the subsequent three years.

It covers a slightly broader range of sustainable energy systems such as solar power, small-scale hydro, wind energy and geothermal



Loan Market



Stephen Massey
Mortgage Adviser

stephen.massey@loanmarket.co.nz
021 711 444

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resources.

Westpac's "Greater Choices" Home Loan - Up to \$50,000 at 0% interest over 5 years.

Westpac offers the "Greater Choices" home loan, which allows borrowers to access up to \$50,000 with no interest for up to five years.

The loan can be used for a range of sustainable enhancements to your home, and also available to be used for energy efficient transport like an EV, hybrid vehicle or electric vehicle charger.

Plan Repayments and Avoid Debt Traps

While a Green Home Loan may offer attractive terms initially, it's important to understand the long-term cost implications. As with all loans any application will be subject to the banks credit criteria.

By working with a Mortgage Adviser you can evaluate the total cost of financing, including the interest rates that will apply once the interest-free period or low rate ends. This will help you make an informed decision and avoid any surprises down the line.

By making it easier to borrow to invest in energy-efficient and sustainable enhancements for your home, you can reduce your carbon footprint, lower your energy bills, increase your property's value and create a more comfortable and healthier living environment for you and your family.

To learn more about Green Home Loans call Stephen Massey - Loan Market 021 711 444 or check out my website loanmarket.co.nz/stephen-massey.

Laser Whenuapai and Roofing Whenuapai

With a recent dip in the temperature, it certainly feels like winter is 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 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.

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Contact Laser Plumbing & Roofing Whenuapai today for all your service needs on 09 417 0110 or whenuapai@laserplumbing.co.nz

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.

Do you need a switchboard upgrade?

Is it time to upgrade your Electrical Switchboard?

Electrical Switchboards. While they're usually out of sight, out of mind, hidden in a cupboard or tucked away in your laundry, they play an important role in your home - Switchboards are the 'Control Panel' for your home's electrical system.

Our homes are now running more appliances than ever before, and older switchboards are not designed to handle the high-wattage loads of homes today. This can cause problems like overheating and the danger of fires or electrical accidents.

From computers, air conditioning units, and home theatre systems, to kitchen appliances, spa pools, and stereos, it's essential that your switchboard can handle the amount of electricity required by your household.

Here is a simple list of common signs that indicate you need a switchboard upgrade:

1. Appliances short-circuiting: Older switchboards have a tendency to 'trip' or short-circuit when they are overloaded. This is a mechanism





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designed to protect the circuit from overheating and resulting in an electrical fire.

2. Flickering Lights: While flickering lights may be caused by loose lightbulbs that need to be tightened, they can also be due to loose wiring in an old or damaged switchboard.

3. An overcrowded appearance: If your switchboard's wiring looks overcrowded, it probably needs upgrading. This is particularly important if you plan on introducing additional devices to your home such as spa pools or air conditioning units. These require dedicated circuits to power them and prevent your switchboard from overloading.

4. Your Switchboard still has Fuses: Ceramic fuses are outdated and are a sign that your electrical system is at risk. While they function the same as a modern-type circuit breaker (shutting power off in the event of short circuit or overload), they cannot do it at the same speed - And the faster the power is terminated, the less damage will be done.

An upgrade of your switchboard is not a big investment for the sake of your family's safety.

Give the team at Blackout Electric a call and we'll talk you through the options best suited to your home.

Mitre 10 turns 50 in June

Mitre 10 has been a part of New Zealand's home improvement culture since 1974 and is New Zealand owned and operated with 84 stores nationwide. We are New Zealand's largest home improvement and garden retailer and continue to grow through both share of market and number of stores. Our trade business is also steadily growing with more and more trade professionals seeking to partner with us.

Mitre 10 is also a business built on community involvement. From Helping Hands and Project Playground initiatives to Nelson's Helicopter Houses and Southland Charity Hospital, as well as walking and cycle tracks, wildlife preservation projects, and historical partnerships like the Takahē Recovery Programme, Mitre 10 stores have been lending a helping hand in their communities for decades and will continue that legacy in helping hundreds of schools, sports teams, charities, events, and not-for-profit organisations for years to come.

Come into Mitre 10 MEGA Westgate & Henderson and help us



celebrate in June.

To commemorate turning 50 we want to celebrate with you. We will have exclusive birthday deals throughout the month and will be running a Spin to Win activation every Saturday in June between 11am and 2pm (5 weekends in total), spinning a wheel and winning a prize is always fun, no matter your age or where you're from, every customer that comes into Mitre 10 MEGA Westgate or Henderson can spin the wheel to win a great prize. Prizes consist of Columbus Coffee vouchers, Nestle Chocolate bars, BBQ aprons, Mitre 10 branded merchandise, Mitre 10 toolboxes and Mitre 10 gift cards.

We are all excited about turning 50 and we hope you will be too.

June kitchen garden

Winter is officially here, but there is still plenty to do, prep for spring crops, fruit trees to be planted and get winter crops in the ground.

If you haven't already planted garlic, get onto it this month. June is the best time to do this. It is traditionally best to plant before the shortest day of the year and then harvest by the longest day.

Sow green crops of lupin and mustard in any empty spaces in the vegetable garden for digging into the soil for green manure. Refresh soil for crops by adding new compost and sheep pellets.

Plant seedlings: broccoli, cabbage, cauliflower, lettuce, Brussels sprouts, silverbeet, spinach, onions and garlic can still be planted. Protect from the cold while they are young.

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/plant new strawberries, they will show new leaves in the spring. Feed with blood and bone as you plant.

Sprout new potatoes, stand upright in a light dry place for them to sprout ready for planting. Prepare the beds for when they are ready. Feed all winter vegetables every two weeks.

Protect your cauliflower, broccoli and Brussels sprouts by dusting them with derris dust to protect them from the white butterfly and



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the diamond back moth. Remember to get to the undersides of the leaves where the eggs are laid.

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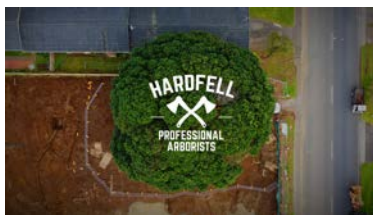
A message to all drinking water suppliers - cafes, camps, pubs, activity centres and businesses

Are you a drinking water supplier? We specialise in drinking water treatment systems. Rainwater supply, bore water systems, water testing and water treatment recommendations are all available. Our water filtration services include installation and servicing, UV Filtration and Purification for both Residential and Commercial.

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Experience the difference an expert makes

It is well understood that trees contribute to the health and beauty of our environment and our properties; they can enhance property value and our sense of place. Well-placed trees reduce energy-use costs by shading during the hot months, while also improving air and water quality. But not all trees are created equal, some are faster growing, some are shorter lived, some may be strong while others are brittle.



Proper pruning ensures trees a long, healthy life and reduces the risk of branch failure.

A skilled arborist, along with specialised equipment, can accomplish even the most difficult tree pruning and removals. Working safely around your landscaping, house, power lines, and other valuable features to get the job done quickly and safely. Make sure you have a highly trained, skilled, qualified and insured arborist to carry out your work so the job is done right.

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Area Property Stats

Every month Mike Pero Real Estate 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 hobsonville@mikepero.com.

| SUBURB | CV \$ | LAND AREA | FLOOR AREA | SALE PRICE \$ | SUBURB | CV \$ | LAND AREA | FLOOR AREA | SALE PRICE \$ |
|-------------|-----------|-----------|------------|---------------|--------------|-----------|-----------|------------|---------------|
| HOBSONVILLE | 1,040,000 | 131M2 | 154M2 | 1,040,000 | | 800,000 | 400M2 | 81M2 | 762,000 |
| | 1,110,000 | 192M2 | 144M2 | 1,035,000 | | 800,000 | 170M2 | 77M2 | 760,000 |
| | 1,200,000 | 186M2 | 178M2 | 1,260,000 | | 600,000 | 70M2 | 44M2 | 796,500 |
| | 1,140,000 | 228M2 | 138M2 | 1,130,000 | | 1,625,000 | 540M2 | 285M2 | 1,300,000 |
| | 1,450,000 | 229M2 | 246M2 | 1,425,000 | | 870,000 | 570M2 | 90M2 | 750,000 |
| | 1,450,000 | 228M2 | 246M2 | 1,382,000 | | 900,000 | 180M2 | 102M2 | 850,000 |
| | 1,575,000 | 389M2 | 199M2 | 1,475,000 | | 1,050,000 | 641M2 | 140M2 | 920,000 |
| | 1,285,000 | 450M2 | 178M2 | 1,240,000 | | 850,000 | 564M2 | 151M2 | 700,000 |
| | 850,000 | 108M2 | 86M2 | 780,000 | | 1,150,000 | 607M2 | 155M2 | 1,035,000 |
| | 1,230,000 | 221M2 | 187M2 | 1,180,000 | | 1,100,000 | 191M2 | 132M2 | 875,000 |
| | 1,215,000 | 154M2 | 160M2 | 1,200,000 | | 780,000 | 90M2 | 77M2 | 769,000 |
| | 925,000 | 138M2 | 92M2 | 860,000 | | 830,000 | 312M2 | 81M2 | 590,000 |
| | 900,000 | 128M2 | 90M2 | 860,000 | | 1,200,000 | 560M2 | 158M2 | 1,002,000 |
| | 1,040,000 | 143M2 | 1315M2 | 990,000 | | 1,365,000 | 1227M2 | 160M2 | 915,000 |
| | 975,000 | 112M2 | 150M2 | 985,000 | | 1,325,000 | 689M2 | 190M2 | 990,000 |
| | 1,375,000 | 220M2 | 162M2 | 1,280,000 | | 1,325,000 | 678M2 | 290M2 | 1,120,000 |
| | 1,100,000 | 90M2 | 181M2 | 1,200,000 | | 1,090,000 | 664M2 | 80M2 | 835,000 |
| | 1,820,000 | 1000M2 | 272M2 | 1,629,000 | | 950,000 | 209M2 | 101M2 | 888,000 |
| | 2,000,000 | 324M2 | 260M2 | 2,000,000 | | 840,000 | 695M2 | 100M2 | 840,000 |
| | 1,075,000 | 149M2 | 116M2 | 1,100,000 | | 950,000 | 193M2 | 107M2 | 910,000 |
| | 1,420,000 | 338M2 | 180M2 | 1,488,000 | | 1,650,000 | 809M2 | 340M2 | 1,515,000 |
| | 1,575,000 | 375M2 | 253M2 | 1,550,000 | | 1,025,000 | 450M2 | 160M2 | 799,000 |
| | 965,000 | 139M2 | 119M2 | 969,000 | WEST HARBOUR | 1,025,000 | 369M2 | 140M2 | 910,000 |
| | 2,250,000 | 521M2 | 326M2 | 2,300,000 | | 1,510,000 | 707M2 | 160M2 | 1,280,000 |
| MASSEY | 1,150,000 | 861M2 | 170M2 | 1,070,000 | | 990,000 | 172M2 | 136M2 | 1,010,000 |
| | 1,050,000 | 508M2 | 162M2 | 1,007,500 | | 2,510,000 | 1266M2 | 444M2 | 2,700,000 |
| | 970,000 | 161M2 | 138M2 | 834,567 | | 1,525,000 | 704M2 | 220M2 | 1,300,000 |
| | 960,000 | 898M2 | 100M2 | 717,500 | | 1,275,000 | 714M2 | 190M2 | 1,135,000 |
| | 1,200,000 | 680M2 | 300M2 | 1,080,000 | | 1,525,000 | 700M2 | 270M2 | 1,519,000 |
| | 1,275,000 | 362M2 | 151M2 | 1,020,000 | | 840,000 | 371M2 | 90M2 | 910,000 |

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



Graham McIntyre
Brand & Territory Owner
027 632 0421

Mike Pero | REAL ESTATE

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NEAR NEW, LOCK UP AND LEAVE WITH WATER VIEW

2 1

Offers Over \$695,000

6 Wharara Lane, Massey
Offers Over \$695,000

This near new GJ Gardner build with Master Build Warranty provides an excellent opportunity to jump on the property ladder with lock-up and leave options, public transport at the gate and convenience shopping a short stroll away. A beautifully presented two bedroom home with bathroom and guest toilet, alfresco to patio and small grassed lawn. An outstanding option for a discerning buyer looking for pedigree and performance. Earthy colours and upgrades, this home is one that will be on top of your watch list. Don't dilly-dally, great homes like this don't last. Financing options available via Mike Pero Mortgages.

www.mikepero.com/RX4035166



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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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TAUPAKI'S HOME - CHARACTER PLUS ON THREE LOTS

3 1

By Negotiation

9 Taupaki Road, Taupaki By Negotiation

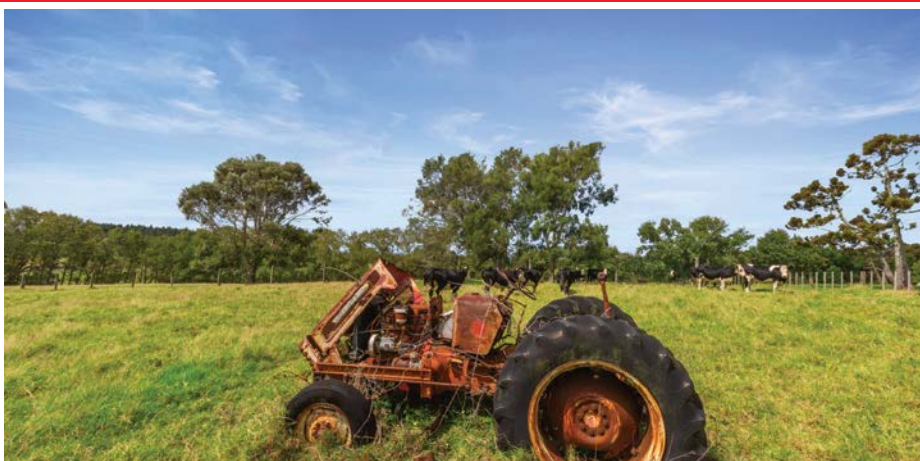
Taupaki, a village of families and a community rich in history offering excellent primary school, reserve and playground, rural aspect and community hall. Being sold with three lots being Lot 24, Lot 25 and Lot 26 the property delivers an enviable 4816 sqm footprint with grassy glades, outbuildings, carport, sheds that all compliment the homestead. Built through the 1980's this character bungalow is a fabulous mix of blended history and kiwi ingenuity all seamlessly merged to deliver a home where every part of the whole is interesting, thought provoking and unique. It is a home that lives well, with closed woodburner and open plan kitchen dining which opens to North facing decking and covered porch area. All bedrooms off the central hallway.

www.mikepero.com/RX4010648



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SUN KISSED, NORTH FACING HOUSE AND LAND PACKAGE

By Negotiation

18 Peters Lane, Taupaki By Negotiation

A large north facing canvas, with natural water course and established plantings with options to select the best house and land package for you, including home and income options. Elevated rolling land with views to Kumeu and beyond, the houses selected are designed to make the most of the aspect and the outlook. This land is historical and original clay base which has no historical slip effects nor movement lines. In addition much of the area is slowly moving to countryside living which allows for great intensification within this residential lifestyle community. Please survey the house and land package options outlined and book a walk-the-land meeting with leading Taupaki agent and local resident Graham McIntyre.

www.mikepero.com/RX4010720



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AMAZING FAMILY FUN - MARINA VIEW ZONE

4 2 2

By Negotiation

20 Matisse Drive, West Harbour By Negotiation

Welcome to a safe family haven a short stroll from Marina View School, parks and convenience shopping. In a quiet street surrounded by similar homes, the property has a fully fenced back yard with pool, playhouse, climbing frame and easy care plantings. Come inside to a warm and modern layout, with multiple zones for Kitchen-dining and Lounge dining through to North facing alfresco decking. A central corridor makes way to office/ study, bathroom, garage, four bedrooms, including master ensuite and walk in wardrobe. Abundant sunshine, closed wood-burner, heat-transfer/ HRV and central heat pump, this is a warm home, perfect for winter. So much to see in this beautifully presented home, so close to shops, school, motorway access, parks, the list goes on.

www.mikepero.com/RX4066519



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AFFORDABLE IN GLEN EDEN, WIDE VIEWS, NTH FACING

3 2 1

Offers Over \$895,000

20 Terra Nova Street, Glen Eden Offers Over \$895,000

Set on a large 700sqm footprint, a short walk from shops and transport hub. On offer is a traditional 1970's bungalow with standalone garage enjoying gentle sloping north facing land. Generous sunshine through the open plan kitchen, dining, lounge onto North West decking looking over to Henderson and the Waitakere Ranges. Three bedrooms and bathroom off the central hallway and a separate laundry by the back door. This is a great no-nonsense starter that will give you years of enjoyment, adding your own style and planting your orchard. Don't delay, they don't stay on market for long. For additional documents and viewing contact me today.

www.mikepero.com/RX3792484



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ELEVATED AND SUNNY PLUS 3 CAR GARAGING AND WORKSHOP 3 3 1

By Negotiation

22 Zingaro Place, Massey By Negotiation

Set on 979sqm (approx) this is a big section with a big home. Offering extensive garaging and off street parking with storage options galore, work from home, or develop an additional guest wing. Upstairs enjoys extensive gated lawn and gardens with mixed alfresco settings to enjoy sunshine or shade with easy access to kitchen, dining and lounge areas. All the bedrooms and bathroom off a central hall, this is a home that will deliver peace and ambience upstairs and hobby, work and workshop downstairs, certainly a ying and a yang for all buyers.

www.mikepero.com/RX4066522



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LIFESTYLE-URBAN BLEND - GOOD LIFE ON ALMOST 1/2 ACRE 4 2 2

By Negotiation

29 Sunny Crescent, Huapai By Negotiation

Seldom found this is an outstanding mini-lifestyler in an urban setting, offering the best of urban and lifestyle living. Offering the good life in so many ways, the home has been meticulously crafted to deliver functionality and beautiful form. Clad in Hinuera split face, kiln fired stone, it offers a special exclusive style that merges seamlessly decking and patio entertaining. Extensive sliders deliver the outside in, enjoying open plan lounge-dining and kitchen-cozy meeting the dynamic needs of family living. Hardwood flooring that takes your breath away. All bedrooms, bathroom and laundry off a central corridor. Master, ensuite and walk in wardrobe also enjoys slider access to north facing decking.

www.mikepero.com/RX3977654



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AFFORDABLE FAMILY LIVING, LOW MAINTENANCE LIVING

4 2

By Negotiation

56 Hetherington Road, Ranui
By Negotiation

This 141 square meter (approx.) home stands as a testament to exceptional value. Boasting a versatile floor plan, it caters to the needs of a family or investor seeking distinct and separated spaces. The home features four bedrooms, two bathrooms, and two lounges, ensuring ample room for both personal retreats and communal gatherings. The uncompromised alfresco area invites the warmth of the sun, while private spaces offer tranquility and seclusion. This home harmoniously combines practicality with comfort, offering low maintenance building materials and an easy care 578sqm (approx.) property. Elevated and in close proximity to schools, convenience shopping and transport links.



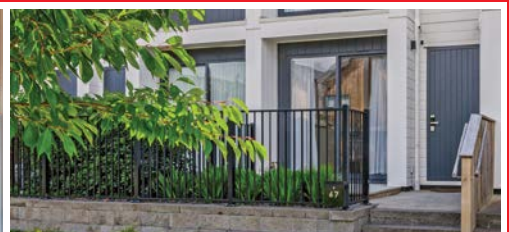
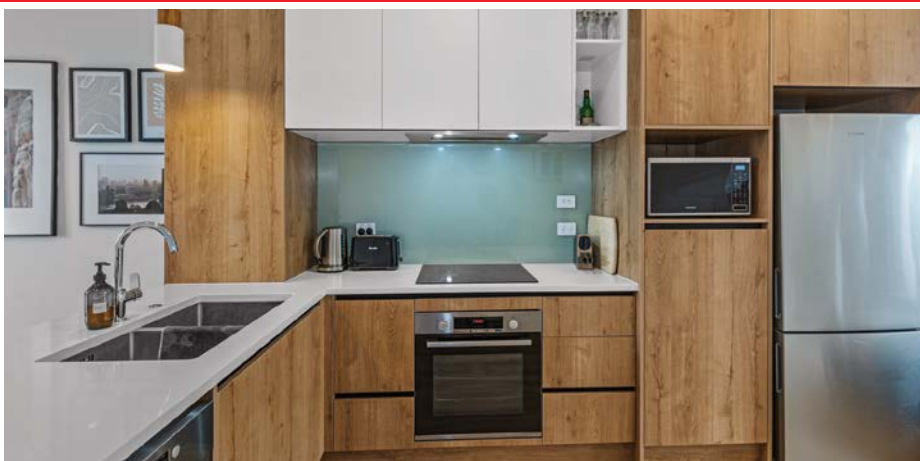
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BEAUTIFULLY APPOINTED - MOTIVATED OWNERS RELOCATING

2 1

By Negotiation

67 Tarapuka Road, Westgate
By Negotiation

An elegant and tranquil suburban living environment, off a quiet road and laneway, offering the very best of modern, lock-and-leave living over two levels. A delightful and simple entertainers kitchen, dining and living environment with laundry, guest w/c tucked away. Alfresco access to fully fenced patio and all weather turf area. All bedrooms and bathroom upstairs ensuring a quiet zone for sleeping. Beautifully presented and ready for its new owners. Dedicated off street parking, patio, peace and quiet all on offer here and so close to North West Mall, Transport Hub, Schools and walking reserves. Make 2024 your year and get into this spectacular entry level real estate offering.



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BEAUTIFUL, NORTH FACING, KUMEU LIFESTYLE LIVING 4 2 1

By Negotiation

96 Pomona Road, Kumeu
By Negotiation

A short drive to Kumeu and Westgate - one of the best lifestyle addresses in Kumeu. Cultivate your future in this enchanting North-facing haven-a sprawling 4-hectare canvas of colour and established plantings that promises a life of endless possibilities. Immerse yourself in the natural kaleidoscope that surrounds a charming four-bedroom traditional bungalow, basking in the warm embrace of full sunshine and showcasing extensive rural views of the valley below. Level to gently sloping, sunny and sheltered, the land offers many opportunities to develop or leave it as is to enjoy your rural idyll. Add to this your very own nature reserve, garaging for 3-4 vehicles and your imagination will take flight.

www.mikepero.com/RX385511



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BRICK AND TILE ON 704SQM (APPROX.) - FAMILY OASIS 4 2 2

By Negotiation

130 Matua Road, Huapai
By Negotiation

A beautifully appointed and finished Ashcroft Home, offering an easy living 237sqm (approx). floor-print and a generous 704sqm (approx). section-size. From entrance to entertainment area the home seamlessly caters for a family that respects space, quiet and independence, offering two separate bedroom wings, entertaining and a multi-room offering media/ office/ guest room options. Four rooms and two bathrooms, separate laundry and oversized double garage. A large entertainers kitchen/lounge/dining leading to outside decking and lawn with established fruit trees and easy care garden. So much to see, and plenty to impress. This Ashcroft Homes build does set a high standard and certainly a great home to make your own.

www.mikepero.com/RX3758090



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ELEVATED FAMILY BUNGALOW, VIEWS AND SUNSHINE

3 1 1

Offers Over \$925,000

193 Wairere Road, Waitakere
Offers Over \$925,000

Picture perfect this beautifully matched stately bungalow within a glade of calm, raised bed garden, play lawn and securely fully fenced. A home you'll love, finding peace and solace with after work, and tinker in the workshop downstairs or cultivating fresh produce in the garden. Upstairs you'll be impressed with expansive views from the decking and alfresco through to open plan lounge and dining with galley kitchen through to laundry and central hallway to three bedrooms and refurbished bathroom. A much loved and enjoyed family sanctuary, which is now asking questions if it is your new place of peace and harmony. Close to Waitakere Primary School, parks, walking tracks, transport links and convenience shopping.

www.mikepero.com/RX4003057



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FLAT LAND - BIG SHED - AQUAFER BORE

By Negotiation

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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BREATH TAKING VIEWS, 1.58 HECTARES (APPROX) BARE LAND

By Negotiation

421 Kiwitahi Road, Helensville By Negotiation

Discover a rare opportunity on this expansive 15,860 sqm (approx.) piece of land, offering a diverse range of contours, from flat expanses to gentle slopes. With a North West facing orientation, this plot provides the canvas for crafting your own personal paradise. Embrace breath taking views and explore various landscaping possibilities within this distinctive microclimate. Tucked away from the road, on a tar sealed access way, convenience meets serenity, with services within easy reach. Unlock the potential for a harmonious lifestyle by exploring house and land package opportunities tailored to your vision for a dream home in this idyllic setting. We are happy to supply a list of the last 12 months of transactions in this area. For a complete transaction list please email graham.mcintyre@mikepero.com.

www.mikepero.com/RX3872524



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OCEAN AND KAIPARA VIEWS, BUSH AND GRAZING

3 3 3

By Negotiation

429 Kiwitahi Road, Helensville By Negotiation

Indulge in the splendour of country living with this extraordinary home boasting unparalleled views to the Tasman Ocean and northward to the enchanting Kaipara Harbour. Nestled on a sprawling 1.6 HA (approx.) of land, the property features meticulously designed formal and informal gardens, meandering pathways, an amphitheatre, and unique micro-glade gardens seamlessly blending into native bush. This restyled and refurbished home offers spacious living areas, bedrooms, ensuites and with studio options, as outlined in the provided floor plan. Tailored for the discerning mature buyer who appreciates the value of active relaxation amidst a sun-soaked glade with breath taking panoramic views, this property is truly special.

www.mikepero.com/RX3870348



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LIFESTYLE, MIXED GRAZING/ REGENERATING BUSH

2 1

By Negotiation

1529 South Head Road, South Head
By Negotiation

4.3 hectares (approx.), a short distance from Shelly Beach, West Coast Beaches, Golf Club and fabulous Waioneke School. An interesting and undulating parcel of land offering grazing and regenerating native bush providing the perfect backdrop to a simple but adorable two bedroom, board and baton home. Open plan living, dining, entertainers kitchen with central hallway accessing two north-east facing bedrooms, separate bathroom and laundry with storage options. Follow the farm track to the hill-top to enjoy an elevated potential house site and views through the valley to the mighty Kaipara Harbour, framed by rolling farms.

www.mikepero.com/RX3761280



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FREE STEP-BY-STEP HELP GUIDE

Selling and Buying can be daunting

It can make you feel a little out of control, lost, and confused.

I take the time to listen to and discuss your goals and needs. I then walk you through all the steps to get there, inch by inch, piece by piece, helping you gain a better understanding of what's involved and delivering an improved real estate experience. My role is to assist you to make the best decisions just for you – today and into the future.

My name is **Graham McIntyre** and I am here for you and to ensure you can make your best decisions about your property plans.

Graham McIntyre

Franchise Owner
Kumeu | Hobsonville

027 632 0421



PROUD EMPLOYER OF
FIRE AND EMERGENCY
VOLUNTEERS
HE ROPŪ KOTAHĪ TĀTŌU

