



# Property-

HUB.NZ

Twenty Fourth Edition - May 24

## Property market report

All signs are for growth in the Auckland property market based on a number of changes being made by Central Government and signals given by the Reserve Bank.

Let's break this down for you:

The median house price in Auckland is \$1,050,000, however most suburbs have a volume of stock well under this figure.

Auckland's house prices are estimated to be 8.9% below long term average value, caused by a price correction through 2022 and 2023. Over this period 22% fewer properties sold compared to the average and the average correction was down 18.1%.

Median rent values in Auckland have risen by almost 6.5% over the last 12 months, reducing the rent payment to mortgage payment gap.

Properties for sale in Auckland today are around 14,000 (average is 11,000) however we expect properties on market to drop significantly as we move into Winter and properties are sold or withdrawn, creating a smaller pool of houses for sale. This has a stabilizing effect on the market and on property prices.

Reversal of the CCFA (labours responsible lending act) often referred to as the latte act, has been put to the sword allowing more freedom for mortgage lenders to operate and create their own risk templates in which to operate without punity from Central Government.

Reversal of the 10 year brightline test (reverting to National's 2 year brightline policy). Suggested as labours capital gains tax, the re-alignment of the brightline test to 2 years removes much of the property trading restrictions while retaining a sensible policy for property flickers.

The Reserve Bank has softened its language around the official cash rate and is confident it has curbed market inflationary pressures including Government spending.

As we move through 2024 these changes will compound to allow the Auckland property market to move into a new phase of confidence



and progress. The first signals are often the sold signs and the reduced 3 and 5 year interest rates, so lets take a peak:

ANZ Floating 8.64% 1 year 7.84% 3 year 7.25% 5 year 7.34%

ASB Floating 8.64% 1 year 7.24% 3 year 6.65% 5 year 6.39%

BNZ Floating 8.69% 1 year 7.24% 3 year 6.55% 5 year 6.55%

Kiwibank Floating 8.5% 1 year 8.25% 3 year 7.55% 5 year 7.45%

TSB Floating 9.44% 1 year 8.04% 3 year 7.45% 5 year 7.39%

Westpac Floating 8.64% 1 year 7.89% 3 year 7.25% 5 year 6.99%

What this means for property owners in Auckland is a more confident buying public that will have greater access to funding and fewer homes on market to look at, which in turn means property prices are more likely to be firm and time on market less. All good news for sellers and the strongest signal to buyers to get in and buy before Fear Of Missing Out returns.

Let's look at the sales:

Coatesville	\$2,885,000 to \$4,730,000
Herald Island	\$1,120,000 to \$1,420,000
Helensville	\$430,000 to \$1,050,000
Hobsonville	\$510,000 to \$1,620,000
Huapai	\$900,000 to \$1,375,000
Kumeu	\$725,000 to \$1,435,000
Massey	\$521,000 to \$7,005,000
Muriwai	\$1,166,000 to \$1,450,000
Riverhead	\$1,525,000 to \$1,955,000
Swanson	\$740,000 to \$1,530,000
Taupaki	\$990,000 to \$1,660,000
Waimauku	\$995,000 to \$2,820,000
Waitakere	\$776,000
West Harbour	\$790,000 to \$3,850,000
Westgate	\$685,000 to \$910,000
Whenuapai	\$685,000 to \$1,610,000

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,

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or through email at [graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com). Mike Pero Real Estate Kumeu/ Hobsonville. Licensed REAA2008.

## Importance of pre-settlement inspections for investments

Investing in a new build property can be an exciting venture for landlords, offering the allure of modern amenities and reduced maintenance. However, before finalizing the purchase of such an investment, conducting a pre-settlement inspection is crucial.



At The Rent Shop Hobsonville, we understand the significance of this process in ensuring our investor clients make informed decisions and protect their interests.

A pre-settlement inspection is a thorough evaluation of the property conducted shortly before the settlement occurs. Our qualified builder from the Property Services division carries out this assessment and provides a detailed report with photos. This report can be forwarded by our client to the property developer. Additionally, it is shared with the client's property manager, who can perform a follow-up check during the initial routine inspection after the tenants have moved in. Here's why these inspections are crucial for investors buying new build properties for rental purposes:

**Identifying Defects and Issues.** Newly constructed properties can sometimes have defects or incomplete work that may not be immediately apparent. A pre-settlement inspection allows us to thoroughly examine the property for any such issues. This includes checking for structural defects, faulty installations, or unfinished work that needs to be rectified before settlement.

the  
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**Ensuring Quality Standards.** By conducting inspections prior to settlement, we can ensure that the property meets the expected quality standards promised by the developer. This includes verifying the functionality of appliances, fixtures, and other amenities essential for rental purposes. Any discrepancies can be addressed with the developer or builder before the property changes hands.

**Client Peace of Mind.** For our investor clients, conducting pre-settlement inspections provides peace of mind. They can proceed with the property purchase confidently, knowing that they are well-informed about its condition and have taken necessary steps to protect their investment.

**Planning for Tenant Occupancy.** By finalising any necessary repairs or adjustments pre-settlement, we can streamline the process of preparing the property for tenant occupancy. This minimises delays between settlement and rental commencement, allowing our clients to start generating rental income sooner.

In conclusion, pre-settlement inspections play a critical role in safeguarding the interests of investors purchasing new build properties as rentals. As property managers, we prioritise these inspections to ensure that our clients' investments are protected and positioned for success in the rental market. By addressing any issues upfront and verifying quality standards, we contribute to a smoother transition from property purchase to rental management, ultimately benefiting both landlords and tenants.

If you would like to know more about our pre-settlement inspections or property management services available, please feel free to contact us 021 RENT4U [mike.james@therentshop.co.nz](mailto:mike.james@therentshop.co.nz).

## I don't really need a Will, do I?

By Debra Barron, Principal of ClearStone Legal

If you've ever wondered if you need a Will, then the real question you should ask yourself is do you want to have a say about how your Estate is distributed? For example, do you want to leave your property, money, Kiwisaver or your vintage vinyl collection to a friend or loved one? Who do you want to take charge of carrying out your wishes? If you have young children (or beloved pets), who will look after them?



If you don't have a Will, then distribution of your estate will occur according to the Administration Act 1969. The first \$155,000 of your Estate will be given to your partner. What's remaining will then be divided into three, with 33% going to your partner and 66% going to your children. If you don't have any

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children, 66% will go to your partner and 33% will go to your parents.

If you have a Will in place, then (if required) Probate at the High Court will be applied for. The alternative is to apply for Letters of Administration which requires more steps (and of course costs) and can also result in delays and distress for family members.

Who can bring a claim against my Estate?

The Family Protection Act 1955 has built-in protection for members of your family, which means that if you wish to exclude a child (or partner) they may have a claim against your Estate for being excluded or not receiving an equal share as their siblings. It's a tricky area - as while you may wish to divide your Estate in a particular way, the law says otherwise. Sometimes this is accepted by the beneficiaries in your Will, but other times it can lead to delays and disputes between the parties.

Another type of claim is a Testamentary Promise. This is when the Will maker has made a promise to provide something to someone in their Will. If it was not provided, that person could bring a claim for a Testamentary Promise. For example, a neighbour may look after your classic car (clean and maintain it) and even take you out for a drive in it, as you can no longer drive yourself anymore. As a thank you, you may have verbally promised the neighbour that you will leave them your classic car, but you don't update your Will to provide this. Your neighbour may have a claim for a Testamentary Promise. In this case, the gift is proportionate to the service given by your neighbour.

If a claim is brought against an Estate, then the parties could agree to what's called a Deed of Family Arrangement to settle matters between themselves. However, if the parties can't agree then the other option is to file a claim in Court which will mean instructing a Barrister and engaging in litigation, which is very costly and time consuming.

Putting a straightforward Will in place or updating your Will is not as costly as you might think and it could spare your loved ones a lot of time, cost and distress down the track. If you'd like to discuss this further, feel free to give us a call on 09 972 5102 or email your enquiry to us at [admin@cslegal.co.nz](mailto:admin@cslegal.co.nz).

## Deciding on the right type of property ownership

When individuals are considering co-owning property, it is important for them to understand the forms of property ownership available to them. The two most distinct forms of ownership are joint owners and tenants-in-common.

One significant difference between these two forms of ownership

lies in the right of survivorship. In joint ownership, the right of survivorship means that the surviving owner(s) automatically inherit the deceased owner's share. In contrast, tenants-in-common do not have this automatic transfer of ownership. Instead, each owner's share is treated as a distinct asset in their estate that can be passed on as expressed in their will. When individuals are considering co-owning property, understanding these differences is crucial, as they can have significant implications for estate planning, property distribution, and ownership arrangements.

For individuals owning property as tenants-in-common, it is recommended they have a property sharing agreement to safeguard their interests and responsibilities. Whether it is a residential home, a vacation property, or an investment asset, such agreements outline the rights and obligations of each party involved. This can include things such as ownership percentages, financial contributions, maintenance responsibilities, and dispute resolution mechanisms. Each party's financial investment should be clearly outlined, including initial contributions and ongoing expenses such as mortgage payments, taxes, and maintenance costs. Moreover, addressing potential scenarios like the sale of the property, one party wanting to buy out the other's share, or the death of a co-owner is crucial for clarity and peace of mind.

Seeking legal advice is highly recommended to ensure the agreement is enforceable and adequately protects all parties involved. It can also help individuals choose the most suitable form of ownership based on their circumstances and preferences. If you would like 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.

## Are you mortgage ready?

So, you or someone you know have decided that 2024 is going to be your year of owning your own home.

That's great, but if you need to borrow to buy, then it's important to understand what the banks look for in the mortgage approval process - are you mortgage ready?

Four things that will help you prepare for a successful mortgage application:

1. Check Your Credit Score - Your credit score provides banks with valuable insights into how you manage your debts. A clean credit history increases your chances of a successful application as it



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demonstrates responsible borrowing behaviour.

Before applying for a home loan, obtain a copy of your credit file to check for any negative marks that could impact your application.

The most popular sites to do this are Centrix, Equifax, or ClearScore. Maintaining a good credit score requires responsible financial habits, such as paying bills on time, keeping within your credit card limit and avoiding excessive borrowing.

2. How Is Your Bank Account Looking? Good Account conduct is essential when applying for a home loan.

The banks will want to look at the last 3 months of your bank account statements to make sure you are managing your money responsibly.

If you go into overdraft on your accounts regularly this can be seen as a negative so you will need to watch this closely. Furthermore, if you go into an unarranged overdraft on a regular basis this is a definite "red flag", so make sure you keep your accounts looking good at least 3 months prior to applying for a home loan.

3. Clear the Debt Decks - Having outstanding short-term debts, such as credit cards, BNPL (Buy Now Pay Later) or personal loans, can definitely impact your borrowing eligibility.

Before applying for a home loan, it's beneficial to try and pay off any existing debts.

You could also consider consolidating multiple debts into one which can help to reduce your overall repayments.

Prioritise paying off high-interest debt first to minimise your ongoing interest charges which will help to free up more funds to pay down your other debt or boost your deposit.

4. Talk to a Mortgage Adviser Upfront - The best time to involve a Mortgage Adviser is the moment you decide that you are going to buy your own home.

A Mortgage Adviser can assess your financial situation upfront and highlight the things you need to clean up or concentrate on first, which will save you a lot of time and hassle.

To get Mortgage Ready, Stephen Massey - Loan Market, call 021 711

444 or check out my website [loanmarket.co.nz/stephen-massey](http://loanmarket.co.nz/stephen-massey)

## 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 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

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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.

## 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

**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

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# Property

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.

## Who stays in the family home if we separate?

As a general rule where there is a dispute the law would see minor children of the relationship staying in the house with the person they naturally turn to for their day-to-day needs. Where there is no agreement, one remedy is to apply for an Occupation Order and the Judge will decide who should stay in the home.

If you are at loggerheads but do not want to apply to Court, Family Dispute Resolution provides a mediator to help resolve issues around children.

If you are renting the Court can make orders vesting the tenancy agreement in one party. If it is a trust owned property the Courts also have avenues where there can be shown to be a right similar to a tenancy to live there.

**Who has to pay the mortgage?**

As a general rule, the one who stays is responsible for the outgoings. However, if both your names are on the mortgage you are both responsible to ensure payments are made and so you both have



a stake in agreeing how outgoings are covered. If the party who stays in the home has young children and can't afford to cover the mortgage, spousal maintenance may be an option. If one party continues to pay the mortgage but lives elsewhere, unless it is maintenance, they may be entitled to compensation upon division.

If you are in this situation, you may be able to put the mortgage on an interest only or mortgage holiday while you work through the division of property.

**Can my ex-partner sell the house out from under me?**

Eventually, probably, but not quickly, and not without taking things like minor children's interests into account.

**Do I need a formal agreement to divide up the house?**

Relationship Property includes important assets and debts. Those trying to do without or DIY their agreements may end up with an agreement that is not in line with current law and is susceptible to future challenges. The bank may also require a formal agreement if you are buying your partner out.

**Is division always 50/50?**

Equal sharing of the family home is a key component established by The Property (Relationships) Act 1976. However, exceptions to equal sharing include s13 (extraordinary circumstances) and s15 which rebalances lower earnings caused by roles assumed during the relationship, and relationships of less than 3 years.

**Where to find further information:**

This article contains general information which is not a substitute for legal advice so if you are separating or wanting to understand what will happen if you do, protect your interests by seeking early legal advice. You can also listen to the burning questions episode of Divorce Café. Or call: Stuart Henderson, Nicole Dore or Taina Henderson in the family law team at Henderson Reeves on 09 281 3723.

## Mortgage Ladies and Co

The small mortgage advisory with the big heart. Headed up by Heather Roney, award-nominated Financial Adviser and pink stiletto superwoman.

Hi! I'm Heather, founder of Mortgage Ladies and Co, dedicated wife, mum, and the face behind that awesome stiletto logo. Our logo symbolises what happens when things get tough around here - I don my power heels to go into action to get the job done. I'm driven by my passion for helping families and individuals on their financial



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journey.

All good relationships start with open communication and honesty, and I absolutely stand by the Mortgage Ladies and Co motto - with you every step of the way; but don't take my word for it - check us out at Mortgage Ladies and Co.

Whether you are looking to purchase your first property, an investment property, debt consolidate or refinance we are here to help you navigate your journey. If you're looking for financial guidance, get in touch for a chat today.

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## Laser Whenuapai and Roofing Whenuapai

Winter is only one month away and at Laser Plumbing & Roofing Whenuapai we have an incredible team of experienced plumbers, roofers and drainlayers who can help you keep your home healthy this winter. Here are Laser Whenuapai's top tips to prevent leaks, avoid excess water loss and excessive bills to ensure you maintain a healthy home.

Gutters - Check your gutters are clear from leaves and debris to prevent water build up and overflowing that could lead to roof leaks.

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



outside drainage also.

Hot water cylinders - Check your HWC for surface drips and leakage. Especially in cupboards where this can easily go unnoticed.

Dripping and leaking taps - Check all taps inside and outside to make sure they aren't dripping.

Running and leaking toilets - Check your toilet is flushing properly and make sure there isn't a 'running water' sound.

If you have any of these issues one of our experienced team would be happy to help, so give us a call today on 09 417 0110 or email [whenuapai@laserplumbing.co.nz](mailto:whenuapai@laserplumbing.co.nz) to get your home ready for winter. We are open 5 days a week from 7:30am-4:30pm and located at Unit 4, 3 Northside Drive, Westgate. For more information, visit our website [www.whenuapai.laserplumbing.co.nz](http://www.whenuapai.laserplumbing.co.nz)

We are also excited to share that we 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.

## 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.



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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 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.

## That early winter chill knocking at your door?

Autumn is here and winter is on its way. Are you prepared? Now would be a great time to start thinking about installing a new fireplace or checking your existing fireplace is up to standard. A wood burner is the perfect way to stay warm and keep your house dry this winter.

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Autumn is the prime time for leaves to land on your roof and fall into your gutter and block them. Blocked gutters can cause water ingress in your ceiling, roof leaks, and gutter drooping. Book in today for gutter and drain cleaning to ensure your gutters and downpipes do not get blocked up. This will also ensure you are collecting sufficient rainwater and not letting it go to waste. Does your rainwater collection system have a flush out point for maintenance? Flush out points are great for regular maintenance to clear and flush out debris and other obstructions that might be causing your gutters to block.

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## Getting your property ready for winter

Ahh, it's autumn. Those long warm days and bursts of rain - quite pleasant and just what we needed for good healthy lawns and gardens too. It's a favourite time of year to be out on the lawns or in the gardens. The sun is shining, the birds are singing and it's pleasantly warm but not super-hot.



Now is a great time to get your lawns and gardens ready for winter. The growth has been strong over the last wee while, so while the temperature is moderate it's a good time to tidy up things like overgrown lawns, weeds in the gardens or hedges that need trimming. By doing it now they should stay looking good for a nice long time.

Being autumn it's also a good time for a pre-winter fertilise to boost the lawn before temperatures drop. This will help it stay healthy and looking good well into winter and help keep the weeds out too. It's a good time too for a weed spray to tidy up the pavers and paths. Also remember how slippery your back path or wooden deck got last winter? Think about preparing your paths or wooden decks for the winter ahead - get rid of that dangerous slippery dark mould now before it becomes like ice to walk on - there are several products you can use or even a waterblast will do the trick.

The changing season also sees the leaves changing colour and falling. They look spectacular but can be a nuisance, so collecting leaves and clearing the gutters before the winter rains come are important tasks too. Maybe you want to install some gutter protection to keep the leaves out. There are a range of products out there - some not so good that actually make the problem worse and others that are terrific - easy to install, let water continue to flow and



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# Property

most leaves just blow away.

Gary Turton, Franchisor - Jim's Mowing.

## 'Cut Above the West' – Stihl Shop Westgate

Who is your local West Auckland garden maintenance guy or gal who cuts your grass, does your edges or hedges and keeps your property looking great?

Where are these good, reliable, garden heroes?

Let's celebrate them.

We know at times running your own small business can have its challenges, so we've created the "STIHL SHOP Westgate 'Cut Above the West' Award" as our way to shout out to and reward those garden maintenance companies in our area who are doing it well - But we need your help to find them

They could be your regular lawnmowing guy/gal, or a team you've used for a one-off garden job - any small garden maintenance business in the West Auckland area who has impressed you. We want you to share all the stories, help us promote their business and find the winner of the very first "STIHL SHOP Westgate 'Cut Above the West' Award"

As well as bragging rights, the winner will receive a generous bundle of essentials for any garden maintenance contractor - safety gear, accessories, STIHL branded merch, refreshments, treats AND store credit at STIHL SHOP Westgate... and of course, the coveted title of the "Cut Above the West Contractor 2024".

How to nominate:

The nomination process is simple, just comment below tagging in your garden hero's name (or company Facebook page). Short stories, examples, pics will all help our esteemed judges determine our winner, as well as the amount of nominations/tags received - so spread the word and get your nominee tagged as many times as possible for everyone to see.

Nominations close on 31 May 2024 and our finalists will be invited to attend an in-store awards event where our winner will be announced.

Make sure you follow our Facebook page to stay up to date with our awards process and other tips, tricks, giveaways and competitions.

**HELP US FIND WEST AUCKLAND'S BEST GARDEN MAINTENANCE CONTRACTOR!**



Impressive edges, lush lawns, laser level hedging, clockwork reliability?  
**WHAT MAKES YOUR CONTRACTOR A CUT ABOVE THE REST?**

Nominate your local contractor for the:  
**STIHL SHOP WESTGATE  
'CUT ABOVE THE WEST' AWARD 2024**  
NOMINATIONS CLOSE 31 MAY 2024



**STIHL SHOP  
WESTGATE**

## Always Electrical Ltd

Always Electrical Ltd is a small friendly, family-owned electrical company focusing on reliability, customer satisfaction, and going over and above on every job no matter how large or small.

After becoming a NZ registered electrician in 1998 - and gaining extensive experience in the residential and commercial arenas, Brendon established Always Electrical Ltd in 2011. Hardworking, honest and humble, Brendon, and his team treat every job as if it were at their own home.

Always Electrical offers the following and more:

- Interior and exterior lighting and power requirements for existing and new builds
- LED lighting upgrades.
- Data/phone.
- Security - alarm, security cameras.
- Home ventilation - ducted and high wall heatpumps
- Smartvent design and installation
- Switchboard relocation or replacement
- Underground services.
- Undertile electric heating.

Communication is key, and the customer is always informed from conception to completion on all aspects of the job, coupled with the best electrical solutions and products from reputable suppliers to ensure the perfect final result.

Covering West, Norwest, North and Central Auckland, Always Electrical Ltd are the company to call. [Alwayselectrical@gmail.com](mailto:Alwayselectrical@gmail.com)  
Always Electrical Ltd - as found on Facebook 021 046 3847.





**Kane Franklin**

Ph 0275 565 733

Email [kaneage@vodafone.co.nz](mailto:kaneage@vodafone.co.nz)



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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](mailto:hobsonville@mikepero.com).

SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$	SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$
HERALD ISLAND	1,845,000	834M2	232M2	1,420,000		1,150,000	458M2	138M2	1,100,000
	990,000	812M2	92M2	1,120,000		1,300,000	401M2	198M2	1,072,000
HOBSONVILLE	860,000	129M2	80M2	810,000		1,475,000	827M2	207M2	1,265,000
	1,300,000	189M2	194M2	1,249,000		1,250,000	505M2	182M2	1,190,000
	925,000	84M2	146M2	950,000		825,000	103M2	85M2	725,000
	910,000	99M2	92M2	815,000	MASSEY	890,000	171M2	95M2	806,000
	1,100,000	95M2	160M2	950,000		1,050,000	607M2	130M2	875,500
	1,675,000	466M2	275M2	1,620,000		890,000	445M2	100M2	850,000
	1,300,000	201M2	176M2	1,215,000		1,250,000	814M2	170M2	1,410,000
	1,650,000	797M2	170M2	1,310,000		900,000	535M2	87M2	760,000
	935,000	129M2	98M2	875,000		14,850,000	4.2HA	260M2	7,005,000
	1,340,000	202M2	186M2	1,200,000		880,000	109M2	124M2	770,000
	1,000,000	88M2	196M2	1,360,000		780,000	112M2	76M2	778,500
	1,235,000	497M2	170M2	1,168,000		900,000	174M2	95M2	830,000
	1,215,000	154M2	160M2	1,245,000		780,000	189M2	61M2	880,000
	1,715,000	369M2	285M2	1,760,000		870,000	215M2	75M2	795,000
	750,000	97M2	42M2	625,000		910,000	210M2	91M2	855,000
	1,125,000	95M2	183M2	1,020,000		1,150,000	513M2	158M2	499,000
	1,340,000	200M2	210M2	1,252,000		1,425,000	984M2	103M2	835,000
	1,250,000	234M2	171M2	1,320,000		820,000	339M2	147M2	849,000
	1,155,000	233M2	162M2	1,122,553		880,000	208M2	96M2	850,000
	1,210,000	229M2	162M2	1,155,000		1,950,000	4375M2	256M2	1,730,000
	1,155,000	193M2	162M2	1,120,000		1,325,000	500M2	175M2	1,165,000
HUAPAI	1,650,000	603M2	211M2	1,375,000		1,075,000	511M2	190M2	1,005,000
	1,500,000	802M2	280M2	900,000		750,000	72M2	76M2	740,000
	1,125,000	442M2	115M2	1,035,000		1,200,000	701M2	120M2	941,500
	1,350,000	607M2	190M2	1,305,000		1,300,000	809M2	130M2	964,300
	1,425,000	708M2	200M2	1,309,000		960,000	374M2	130M2	920,000
KUMEU	1,600,000	675M2	219M2	1,435,000		1,350,000	781M2	250M2	1,179,000
	1,125,000	254M2	214M2	1,119,000		910,000	93M2	124M2	820,000

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



**Graham McIntyre**  
027 632 0421  
09 412 9602

[graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com)



## TAUPAKI'S HOME - CHARACTER PLUS ON THREE LOTS

3 1

By Negotiation

### 9 Taupaki Road, Taupaki By Negotiation

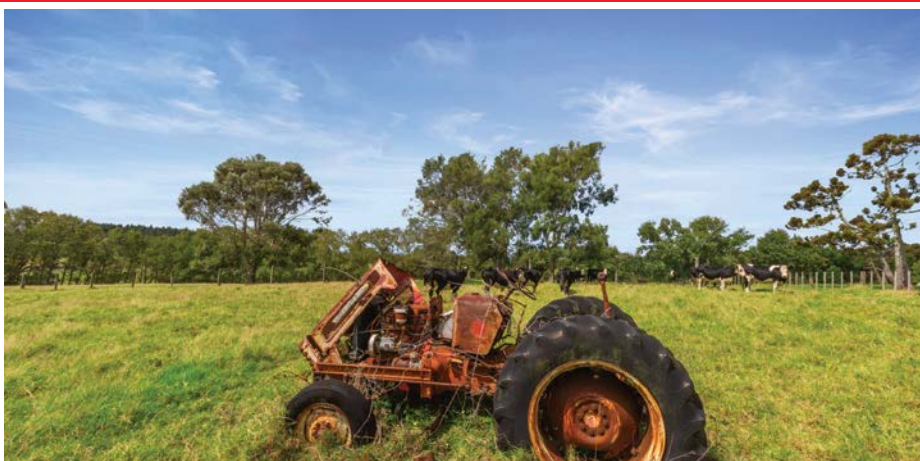
Taupaki, a village of families and a community rich in history offering excellent primary school, reserve and playground, rural aspect and community hall. Being sold with three lots being Lot 24, Lot 25 and Lot 26 the property delivers an enviable 4816 sqm footprint with grassy glades, outbuildings, 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](http://www.mikepero.com/RX4010648)



**Graham McIntyre**  
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[graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com)



## 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](http://www.mikepero.com/RX4010720)



**Graham McIntyre**  
027 632 0421  
09 412 9602

[graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com)



**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](http://www.mikepero.com/RX3792484)



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09 412 9602

[graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com)



**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](http://www.mikepero.com/RX3977654)



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09 412 96902

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**AFFORDABLE FAMILY LIVING, LOW MAINTENANCE LIVING**

4 2

**Offers Over \$1,000,000**

**56 Hetherington Road, Ranui**  
Offers Over \$1,000,000

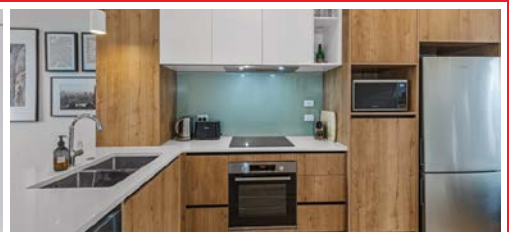
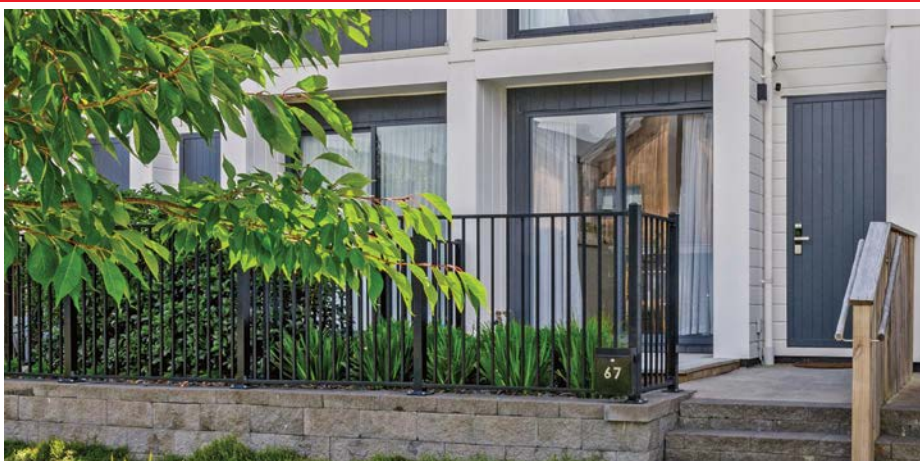
This 141 square meter (approx.) home stands as a testament to exceptional value. Boasting a versatile floor plan, it caters to the needs of a family or investor seeking distinct and separated spaces. The home features four bedrooms, two bathrooms, and two lounges, ensuring ample room for both personal 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.

[www.mikepero.com/RX3926912](http://www.mikepero.com/RX3926912)



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09 412 9602

[graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com)



**BEAUTIFULLY APPOINTED - MOTIVATED OWNERS RELOCATING**

2 1

**Offers Over \$829,000**

**67 Tarapuka Road, Westgate**  
Offers Over \$829,000

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.

[www.mikepero.com/RX4012133](http://www.mikepero.com/RX4012133)



**Graham McIntyre**  
027 632 0421  
09 412 9602

[graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com)



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](http://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](http://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

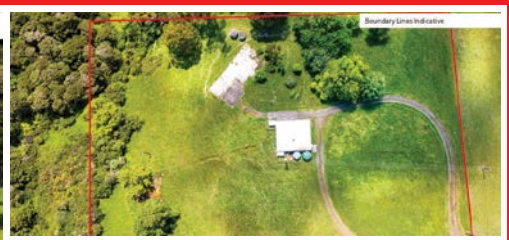
Picture perfect this beautifully matched stately bungalow within a glade of calm, raised bed garden, play lawn and securely fully fenced. A home you'll love, finding peace and solace with after work, and tinker in the workshop downstairs or cultivating fresh produce in the garden. Upstairs you'll be 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](http://www.mikepero.com/RX4003057)



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## FLAT LAND - BIG SHED - AQUAFER BORE

By Negotiation

**Lot 2 / 337 Ararimu Valley Road, Helensville**  
By Negotiation

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

- An unconsented 150sqm (approx) plus high stud barn
- A deep bore with water rights accessing a deep spring aquifer
- 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](http://www.mikepero.com/RX3570208)



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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](http://www.mikepero.com/RX3761280)



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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](http://www.mikepero.com/RX3870348)



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# Get in the know

## with Graham McIntyre

- Exceptional customer experience tailored to your needs
- Personalised marketing plan to highlight the best of your home
- Fair and transparent fees

*"His **knowledge** of all things real estate never failed to impress me"*



*"Graham delivers proven results with **integrity** throughout the entire process"*



*"Very professional and his advice is **invaluable**"*

\*Verified seller reviews – Source: [recommagint.co.nz](https://www.recommagint.co.nz)



## Graham McIntyre

Kumeu | Hobsonville Franchise Owner



027 632 0421

[graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com)

# Trusted advice to get you the right price

Get in the *know* with  
**Stacey Milne**

**Kumeu | Hobsonville**

Licensed Salesperson

**021 058 5692**

[stacey.milne@mikepero.com](mailto:stacey.milne@mikepero.com)



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