



Eighteenth Edition - October 2023

Property market report

Exciting news is on the horizon as Auckland's real estate market experiences a resurgence. The Real Estate Institute of New Zealand's latest report reveals that we're on the path to stability and growth.

Last month brought a refreshing surge of "late winter confidence" to the housing market. Sales numbers are soaring, and the time it takes to sell a property is shrinking, igniting a spark of optimism among buyers and sellers alike.



Auckland's housing market is on the rise, with the REINZ House Price Index showing a 0.9% increase in the past month. That's on top of a 0.7% gain in July, and a stunning 2.1% rise over the last three months. ANZ economists Andre Castaing and Miles Workman confirm that our housing market has decisively turned a corner and is back on its upward trajectory. Economists across the board are predicting a 3% increase in house prices during the second half of this year, with growth continuing into 2024.

With an annual net migration gain of 96,200 people, the demand for housing is on the rise. This surge in population is creating additional pressure on housing, driving up both rents and house prices. According to Westpac senior economist Satish Ranchhod, the housing market is not just stabilising; it's looking even livelier than expected. Interest rates remain favourable, and recent gains suggest the market could heat up even sooner than anticipated.

Auckland's median price has surged past the million-dollar mark, reaching \$1,010,000 in August 2023, a remarkable 2% increase from July. Although it's down 8.2% year-on-year, the upward trend is undeniable. The number of days to sell in Auckland dropped from 44 in July to just 41 in August 2023, a sign of strong demand and swift transactions. It's an excellent time to consider selling, as the market is stable, and low inventory is creating fierce competition, providing sellers with options.

Let's look at the sales:

Helensville	\$540,000 to \$1,150,000
Hobsonville	\$815,000 to \$1,700,000

Huapai	\$1,085,000 to \$1,177,000
Kumeu	\$930,000 to \$1,295,000
Massey	\$740,000 to \$1,275,000
Parakai	\$595,000 to \$699,000
Riverhead	\$938,000 to \$2,975,000
Taupaki	\$1,100,000 to \$2,260,000
Waimauku	\$2,300,000 to \$2,500,000
Waitakere	\$815,000
Westgate	\$810,000
West Harbour	\$840,000 to \$1,296,000
Whenuapai	\$1,205,000 to \$1,365,000

Ready to take advantage of this regenerating market? For a complimentary market appraisal and the latest market updates, reach out to 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

Don't miss your chance to be a part of Auckland's reviving real estate scene. The future is bright, and the opportunities are positive!

New proposed Property Management Bill

In the ever-evolving landscape of property management in New Zealand, a significant change is on the horizon. The government has introduced the Residential Property Management Regulation Bill, a transformative piece of legislation that promises to reshape the industry. As someone deeply involved in this dynamic field, I'm excited to explore the intricacies of this proposed bill. However, it's essential to dissect its implications and consider certain key aspects carefully.



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The primary focus of the Residential Property Management Regulation Bill is to establish a comprehensive licensing framework for rental property managers. This framework is designed to install professionalism, accountability, and adherence to industry standards. It also provides a structured platform for tenants and landlords to voice their concerns and grievances, offering a well-defined process for resolution.

While these developments are undoubtedly positive, a critical detail requires our attention. Notably, the new licensing system will not cover landlords who manage their properties themselves or include Social Housing providers. This omission raises valid concerns about the comprehensiveness of the regulatory process.

Over the years, the demand for regulation within the property management sector has gained momentum. The recent election has further accelerated this push for standardised practices and safeguards.

While I wholeheartedly welcome the strides taken in this Bill, I am compelled to stress the importance of including self-managing landlords within its scope. Currently, their exclusion means that only half of the industry would fall under the proposed regulations. Considering that more than 40 percent of rental properties in New Zealand are managed directly by private landlords, their omission raises questions about the bill's effectiveness in achieving its intended objectives.

However, there is a noteworthy shift among private landlords who are increasingly opting to engage Property Management Companies. This shift indicates that the industry recognises the need for expert management in navigating these evolving waters.

Despite its imperfections, the proposed regulatory framework lays the foundation for a transformative shift in tenants' rights nationwide. This shift promises tangible improvements in living conditions for tenants and aims to foster trust between landlords and property managers, resulting in better-managed, higher-quality properties. It's a win-win situation for all parties involved.

While individual Property Managers adhering to industry body

standards exhibit commendable competence, it is essential to recognise that the sector as a whole lacks comprehensive regulation. As the New Zealand rental landscape evolves and more people embrace the rental lifestyle, instilling confidence in both property owners and renters is paramount.

The proposed regulatory system encompasses various elements, including registration, licensing, training, and educational prerequisites. These components, along with industry practice standards, create a robust framework. This framework, bolstered by a strong complaints and disciplinary mechanism, ensures that property managers are held accountable for their actions.

As we navigate the contours of the Residential Property Managers Bill, we stand at the precipice of a pivotal transformation within the property management industry. While questions linger about the exclusion of self-managing landlords, the strides taken toward professionalism, accountability, and transparency are undeniable. The bill's potential to usher in a new era of tenant rights, property quality, and trust between stakeholders is an accomplishment to be celebrated. The journey ahead is one of promise, and I am excited to witness the unfolding of a more regulated and responsible property management landscape.

If you're a property owner or investor seeking a property manager you can trust, someone who will care for your investment as if it were their own email mike.james@therentshop.co.nz.

Five must do's, before you list your home for sale

Investing in certain key areas around your home before selling it can help increase its appeal to potential buyers and potentially fetch a higher selling price. Here are the five most important things to consider:



- 1. Curb Appeal:** The first impression matters. Enhance your home's curb appeal by investing in landscaping, exterior painting, and repairs. A well-maintained exterior can attract more buyers and create a positive initial impression.
- 2. Interior Updates:** Focus on interior upgrades that can add value. Consider fresh paint in neutral colors, modernising fixtures and hardware, repairing any visible damage, and updating outdated appliances. Kitchens and bathrooms are often considered the most critical areas to renovate.

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3. Home Staging: Staging your home can help potential buyers visualise themselves living there. This might involve rearranging furniture, adding decorative items, and ensuring that each room is well-lit and inviting.

4. Energy Efficiency Improvements: Many buyers are interested in energy-efficient homes. Consider investing in energy-efficient windows, insulation, a programmable thermostat, or even solar panels if it's cost-effective for your area. These upgrades can appeal to environmentally conscious buyers and potentially reduce long-term operating costs.

5. Maintenance and Repairs: Prioritise essential maintenance and repairs. This includes fixing any leaks, replacing damaged roofing or siding, addressing electrical and plumbing issues, and ensuring that the property is in good working order. A well-maintained home is more attractive and can give buyers confidence that they won't encounter immediate problems.

Remember that the investment should be proportionate to the potential increase in your home's selling price. It's essential to conduct a cost-benefit analysis to determine which improvements will deliver the best return on investment for your specific target buyer. Consulting with your chosen real estate agent may provide a valuable insight into what upgrades are most likely to pay off for localisation and target audience. If you would like to understand more or you'd like a free property appraisal that considers the elements above and the potential gains available to you please call Graham McIntyre AREINZ, Mike Pero Real Estate, Licensed REAA2008, on 0800 900 700 or 027 632 0421.

Pre-settlement inspections

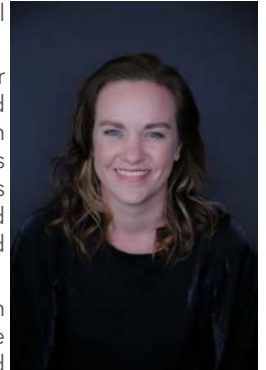
By Elyse Crowther, Registered Legal Executive, ClearStone Legal

Under the standard ADLS Agreement for sale and purchase a purchaser is entitled to undertake a pre-settlement inspection of the property prior to settlement. This needs to be done at least two working days before settlement as anything discovered during the inspection needs to be raised before the settlement date.

The purpose of a pre-settlement inspection is to ensure the property is in the same condition it was in at the time you signed the agreement and all the chattels listed in the agreement are present and in working order. If there was agreement for the vendor to undertake any works prior to settlement, it's an opportunity to confirm those are done too.

When identifying issues, a common-sense approach works best, for example the oven not working or a smashed window would be considered a valid issue - whereas the lawns not being mowed or an untidy kitchen would not be a valid complaint. It is an opportunity to check there is a key supplied for every external door, and look for rubbish (or 'treasures') stored under the house.

When undertaking your pre-settlement inspection remember that unless you specifically added a clause, there is nowhere in the



Testimonial

"We are thrilled.

Graham was from the beginning of our process, organised, professional and knowledgeable about our sale.

He responded quickly to any concerns and made the whole process less stressful.

I would recommend Graham to friends who are considering selling or purchasing.

Top Agent..."

Nicky & Ralph

Get in the know with
Graham McIntyre

Brand and Territory Owner
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standard ADLS agreement that states the property must be clean or cleaned, rather it just needs to be in the same state it was in when you signed the agreement.

If an issue is discovered there are three options available. The vendor may agree to fix the issue, or you can agree a reduction in purchase price and you accept responsibility for the issue yourself, or a retention may be agreed and held in the solicitor's trust account until the issue is remedied. If the vendor does agree to fix the issue, then you have an additional right of inspection prior to settlement to check that it has been done.

Our friendly team are always happy to answer any questions you have about buying or selling property. You can reach us on 09 972 5102 or check out our website at www.cslegal.co.nz.

What are the 6 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 specializes 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.

Get Home Loan Ready!

Banks assess three main factors when looking at a home loan application:

1. Income 2. Deposit, and 3. How you manage your money.

Of these, how you manage your money is especially important at the moment.

All lenders will look over the last three months worth of your bank statements to see what your current spending habits are, and that you can comfortably make your mortgage repayments.

So the trick here is to act like you are actually paying a mortgage BEFORE you apply for one, and not only that, but pretend you are paying it at a rate of around 8.9% as this is what the banks will "stress test" you on when working out your affordability.

To break that down, you would look to take your current rental payments and add your regular savings amount to make up the required mortgage repayment.

For example, if you're paying \$3,250 per month in rent (or \$750



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Managing Director

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per week), and you want to buy a home worth \$850,000 you will need a home loan of \$680,000 (assuming you have a 20% deposit). The repayment would be around \$4,474 on a fixed interest rate of 6.89%. Meaning you need to save an extra \$1,224 per month (or \$282 per week) on top of your rent.

However, we want to show the bank that you have accounted for the "stress-test" (remember that rate is around 8.9%, meaning they test your affordability to repay the loan at around \$5,422 per month), so what you actually want to be saving is \$2,172 per month (or approx \$501 per week).

So your current rent plus the extra savings is going to be the same as your future mortgage payments which will look very favourable to a bank when applying for a home loan.

Now, you might be thinking, that's a heck of a lot extra to save on top of my rent payments!

But the reality is that's what paying a mortgage will be like - so work out where you can cut back on unnecessary spending like - your daily coffee, buying your lunch, eating out, gym memberships etc and see if you can start running your "pretend" mortgage for 3 months.

If you can't quite make up the difference, keep in mind that you can add a border or flatmate to the situation when you buy a home as well.

Not only will you be "bank ready", when it comes time to apply for your home loan, but you will have had a good experience of what paying a mortgage is really like - so it's not such a shock when it actually happens!

As always, you can reach out to me for a no obligation chat and we can put a plan in place to get you one step closer to getting you

into your own home. Stephen Massey - Mortgage Advisor and First Home Specialist, Call or Text 021 711 444.

Five reasons more people are selling with Mike Pero Real Estate

1. Exclusive Flexi-Commission Model: At Mike Pero Real Estate, they believe in putting you in control. Their Flexi-Commission model allows you to choose the fee you pay based on the level of service you receive. It's about giving you control and ensuring you get the maximum value that you deserve.



2. Free Marketing: Picture this - all your marketing expenses covered when you sell your property. With Mike Pero Real Estate, they offer a unique blend of marketing strategies, including recommended upgrades to enhance your property's appeal. The best part? It's all on Mike Pero Real Estate when you sell, making sure you get the best possible result without cost.

Testimonial

"Great Communication, professionalism and empathy.

Graham sold our house on a difficult market. He was great to deal with, had a very broad knowledge of the local market and inspired confidence when we were feeling despondent. He was in regular communication with us and worked hard to find a buyer. Graham was respectful of our feelings and our home during the Open Home process which we always appreciated. Graham has a warm and empathetic personality and a great sense of humour which kept us upbeat too. Graham was a pleasure to deal with."

Don & Angela

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3. Experienced and Professional: Selling your home requires expertise, and the team at Mike Pero Real Estate is second to none. Graham has achieved the highest qualifications in real estate and boasts over 17 years of consistently exceeding client expectations. Rest assured, your property is in the hands of seasoned professionals.

4. Extensive Reach: Mike Pero Real Estate believes in the power of collaboration. When you choose them, you tap into a network that spans across numerous brands, agents, influencers, and advisors. This inclusive approach ensures your property benefits from healthy competition in the market, maximizing its exposure.

5. Guaranteed Service: Your peace of mind matters to us. Backed by hundreds of testimonials from satisfied clients, Mike Pero Real Estate guarantees top-notch service delivery. Our track record speaks for itself, and we are committed to providing you with a comfortable and successful selling experience.

For a complimentary appraisal of your property and an in-person market update, look no further than Graham McIntyre AREINZ. Call him today at 027 632 0421, and take the first step towards a seamless and rewarding selling journey with Mike Pero Real Estate. (Licensed REAA2008) Your property deserves nothing less.

Home security

Coming into the festive season something we should all be thinking of is home security. Here at Blackout Electric, we offer alarm installation as well as CCTV installation to protect one of our most important assets, our home.

We recommend and install Arrow Head alarm systems. Arrow Head is a New Zealand based company, who design and manufacture right here in New Zealand. You can remotely access your alarm panel via your phone to control certain functions from anywhere in the world and they have a wide range of products available to suit everyone's requirements.

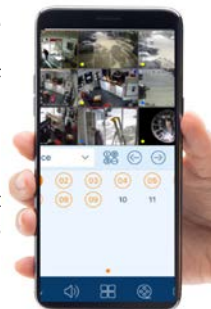
We offer a few different CCTV options, including hard wired, battery operated and solar powered camera systems. These can all be accessed via apps on your phone with various different functions.

Your home is your castle so it's important to choose the right security system.

What Are the Benefits of a Home Security System?

Deterrent to burglars: Obvious signs of an alarm system, such as stickers and outdoor cameras for video surveillance, have been proven to deter a burglar, whose crime is often one of opportunism.

Peace of mind: With a home security system installed, you can achieve some peace of mind knowing that your home is protected



whether you're away or sleeping soundly.

If you'd like to know more about home security systems and get a quote for an installation get in touch with Blackout Electric today.

Contact Blackout Electric for all your electrical service needs. We can be found at 021 708 097 www.blackoutelectric.co.nz or info@blackoutelectric.co.nz.

Titles and land covenants

Most land agents will tell you to get legal advice before you sign an agreement. This is good advice because it gives you and your lawyer a chance to look at a title to see if there are things that limit your future use and enjoyment of the property that are validly on your title. Failing that, we always recommend that you only sign an agreement with a due diligence clause which allows you to withdraw from the agreement if you are not satisfied about the title.

Title issues include that the land covenants are too vague for you to be sure that the vendor has complied with them. This is especially so where the style of building or materials used is something that must be approved by the developer. It often cannot be known whether the developer ever approved these things or whether it can lead to expensive remedial work after you are committed to the purchase.

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

Dan Taylor Plumbing and Gas


Dan Taylor Plumbing and Gas is a family run business that services the local and wider community. Dan grew up in West Auckland and attended the local Waimauku Primary School and then went on to Kaipara College for a few years before realising he wanted to get into a trade.

In 2002, he started his apprenticeship with well-known company, Heron Plumbing, where he became registered in Plumbing and Gasfitting. After spending a number of years working for other companies.

Dan started his own business venture as a one-man-band in 2016 with 'behind the scenes' help from his wife, Emma.

"I have created great relationships while running a business, from our loyal clients to the contractors we use they all bring a lot of purpose to the business." Dan says. After a couple of years and





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an increasing workload he decided it was time to grow and came across the opportunity to employ Vincent and Joshua who have both been a great addition to the company. "We realise the importance in training young future plumbers which is why we brought on our first apprentice at the start of this year, Andre who we are excited to see grow and learn within the trade". Dan and his team cover all aspects of Plumbing and Gasfitting work. "We mainly work on new builds, renovations and residential maintenance. Which gives us the opportunity to get to know the customers we are working for and focus on delivering high quality plumbing."

Renovating your home? Contact them today and they will handle your plumbing renovation no matter how big or how small.

Give the friendly team at Dan Taylor Plumbing and Gas a call on 021 254 3899 or email us at admin@dtplumb.co.nz.

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Custom design your way - Signature Homes design & build service gives you the ability to create your forever home from scratch. Our dedicated expert team, from designers to building project managers and consultants, offers solutions tailored to your budget, all conveniently located under one roof.

We'll work alongside you every step of the way, taking the time to choose the right design and materials, so that you can create a home

that is truly yours.

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Draw ideas from our stunning Huapai Showhome and experience the quality craftsmanship Signature Homes West & North-West Auckland has to offer, located at 190 Matua Road, Huapai and open daily from 12pm-4pm.

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Area Property Stats

Every month Mike Pero Real Estate Kumeu & Hobsonville assembles a comprehensive spreadsheet of all the recent sales in the area that reviews the full range of Residential transactions that have occurred.

To receive the full summary simply email the word "full statistics" to kumeu@mikepero.com. This service is free from cost.

SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$	SUBURB	CV \$	LAND AREA	FLOOR AREA	SALE PRICE \$
COATESVILLE	4,000,000	17224M2	444M2	3,800,000		1,450,000	897M2	230M2	1,560,000
HELENSVILLE	890,000	606M2	172M2	970,000		1,630,000	669M2	110M2	938,000
	520,000	482M2	0M2	540,000		1,925,000	746M2	366M2	2,018,000
	850,000	679M2	106M2	840,000		2,630,000	2824M2	152M2	2,975,000
	1,050,000	10000M2	165M2	1,150,000		1,130,000	693M2	267M2	992,000
HUAPAI	1,325,000	616M2	181M2	1,177,000	SWANSON	990,000	451M2	172M2	820,000
	920,000	964M2	105M2	1,085,000		1,750,000	587M2	342M2	1,650,000
KUMEU	1,025,000	222M2	143M2	930,000		1,100,000	532M2	213M2	1,125,000
	1,500,000	464M2	209M2	1,295,000	TAUPAKI	1,100,000	1012M2	184M2	1,100,000
	1,325,000	543M2	199M2	1,277,500		1,615,000	2HA	180M2	1,825,000
	770,000	76M2	82M2	690,000		1,925,000	15100M2	245M2	2,260,000
	830,000	131M2	96M2	708,000	WAIMAUKU	2,025,000	18500M2	239M2	2,300,000
	1,100,000	345M2	157M2	1,010,000		2,100,000	4.7HA	287M2	2,500,000
	830,000	158M2	96M2	715,000	WAITAKERE	1,275,000	6.74HA	0M2	815,000
	855,000	101M2	115M2	770,000	WESTGATE	770,000	64M2	90M2	810,000
PARAKAI	690,000	0M2	94M2	699,000	WHENUAPAI	1,385,000	330M2	230M2	1,365,000
	735,000	439M2	140M2	595,000		1,325,000	306M2	201M2	1,205,000
RIVERHEAD	1,750,000	801M2	298M2	1,680,000					
	1,130,000	811M2	102M2	1,010,000					

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

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

2.95% up to \$490,000

(Not 4% that others may charge!)

1.95% on the balance

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

Mike Pero Real Estate Kumeu & Hobsonville also provide statistical data FREE from cost to purchasers and sellers wanting more information to make an informed decision.

Phone me today for a FREE summary of a property and surrounding sales, at no cost and no questions asked. Graham McIntyre 027 632 0421

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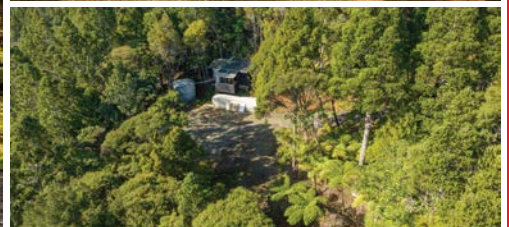
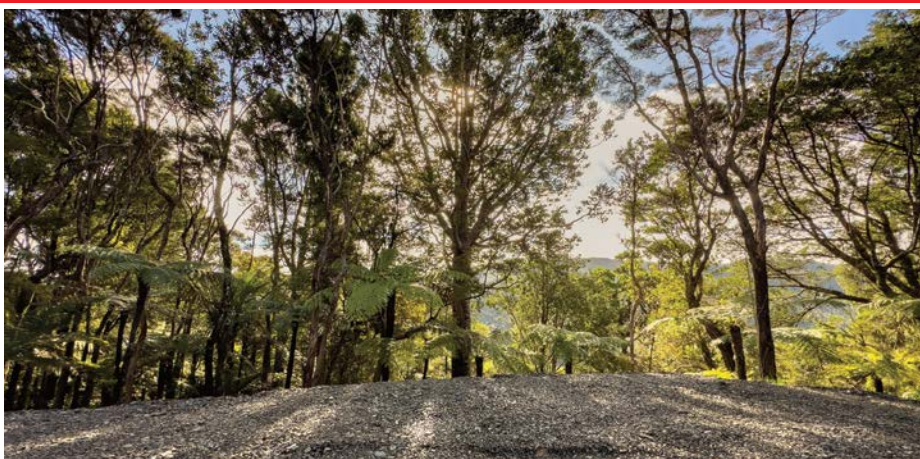
Nestled to the Eastern boundary of the Huapai Business Zoned area is this generous 869sqm parcel of land offering a flat section which shoulders the carparking and the Police Station at Huapai. A stately three bedroom bungalow with open plan kitchen, dining and living room leading onto westerly decking.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

By Negotiation

15 Te Aute Ridge Road, Waitakere By Negotiation

Fabulous opportunity to create your very own slice of paradise, with multiple building site options and driveway access in place. The site provides expansive North facing valley views through established native bush cover, providing some stunning visual aspects and the song of Tui and Kereru. A transportable solar one bedroom working shed adds value to a buyer wanting to experience the best of site before building. Come view this dynamic landscape and plan your future with one of the very best North facing building sites on market for a very special home. Te Aute Ridge Road has an east and a west access, the latter is a gentle hill climb with the eastern road being a steeper gradient. Therefore you may like to drive the circuit and enjoy the best aspect of this idyllic environment.

www.mikepero.com/RX3758203



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

By Negotiation

130 Matua Road, Huapai
By Negotiation

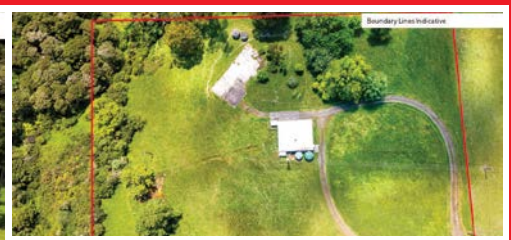
A beautifully appointed and finished Ashcroft Home, offering an easy living 237sqm (approx). floor-print and a generous 704sqm (approx). section-size. From entrance to entertainment area the home seamlessly caters for a family that respects space, quiet and independence, offering two separate bedroom 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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FLAT LAND - BIG SHED - AQUAFER BORE

By Negotiation

Lot 2 / 337 Ararimu Valley Road, Helensville
By Negotiation

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

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

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

www.mikepero.com/RX3570208



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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

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

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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

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- Fair and transparent fees

"Passionate, professional and empathetic"

*"His knowledge of the market, his **enthusiasm** and passion for selling soon impressed"*

*"Great **communication**, professionalism and empathy"*



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