



# Property-

HUB.NZ

Thirteenth Edition - May 2023

## Property market report

The reported contraction in December 2022 quarterly GDP suggests the economy is buckling a little earlier than expected. Banks expect that in total the economy will contract upwards of 2% by early 2024, more than half the size of the 2008/09 decline. The driver of this slowdown remains the overheating of the economy in response to the pandemic "all-in" stimulus. High inflation and a stretched labour market



are the clearest symptoms of this overheating. The Reserve bank has been talking assertively about excessive spending, including lifting the OCR by 50 basis points in early April. With a further OCR increase expected in May. Given the lagged response to OCR increases, as fixed-rate borrowing progressively gets affected, the restraining impact on the economy will continue to lift over the balance of 2023. We expect the Reserve Bank will be in a position to start pulling interest rates down in the first half of 2024, however due to national and international pressures on money and banks, this could be extended. So how does this translate to the market. Listings volumes are down but those on market are spending longer with a for sale sign out the front. Prices are fluctuating due to value being determined by the banks' lending criteria rather than fair market value, and sales are tracking at 50% what we would have seen 12 months ago. That said, sold signs are still being applied and if you do want to get on and off market, don't delay as the election is not far away, and the market always hibernates within a good election build up. Let's look at the sales:

Coatesville	\$1,650,000 to \$2,470,000
Helensville	\$590,000 to \$2,500,000
Hobsonville	\$640,000 to \$1,653,000
Huapai	\$820,000 to \$1,620,000
Kumeu	\$1,050,000
Massey	\$670,000 to \$1,562,000
Muriwai	\$1,740,000

Parakai	\$740,000
Riverhead	\$905,000 to \$5,400,000
Swanson	\$815,000 to \$2,220,000
Waimauku	\$940,000 to \$2,735,000
Waitakere	\$955,000 to \$1,817,000
West Harbour	\$800,000 to \$1,980,000
Westgate	\$970,000 to \$1,090,000
Whenuapai	\$629,000 to \$1,300,000

Whatever your situation and position, a conversation can always help create clarity and after 17 years of real estate knowledge and application at a top level, I am here to assist you making the very best decision possible. Contact me on 027 632 0421 or email [graham.mcintyre@mikepero.com](mailto:mcintyre@mikepero.com) - Mike Pero Real Estate Ltd Licensed REAA (2008).

## Selling a property when you're splitting up

The end of a relationship is tough emotionally, it's often tough physically, and when it comes to the financials, well it's a whole new level of complexity. After sixteen years of working with couples moving through the process of splitting assets, often the biggest hurdle faced is the decision around the family home. This is in part because it forms a historical and physical bond around so many experiences and so many feelings. Therefore, it's natural to feel a burden of emotion around the decision. It is also natural for one party to entertain buying the other party out, or to consider retaining the property as a rental asset. In my experience couples that can understand the value in the property as early as possible can make better decisions. A registered valuation is highly recommended, but also get two independent property appraisals completed from reputable and AREINZ qualified real estate people. This delivers a complete picture of the property's value range, and a market overview considering the time and the costs to cash-up the property. Having all the facts early helps establish a position for both parties, it allows conversation around one stakeholder buying the other out, or to go to market. You will need representation from your own solicitors, however if you can discuss amicably the best way forward in broad terms the solicitors can mop-up the finer detail. Over the

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years I have pulled together a checklist for couples seeking clarity on the things to cover off when splitting up. If you would like this checklist please email [graham.mcintyre@mikepero.com](mailto:graham.mcintyre@mikepero.com) and for more information within this series on selling a property when you're splitting up, go to <https://graham-mcintyre.mikepero.com/blog/>. Contact Graham McIntyre AREINZ on 0800 900 700 or 027 632 0421. (Licensed REAA 2008).

## Getting the right lending when you've finished building

If you've recently completed a new build then no doubt you love your new home - but you're also most probably exhausted by the process. I've been in my own new build for ten months, so writing from experience.

The last thing you want to do is sit down and work out whether the lending structure that worked for you during the build is still the best one now you're done. It's tempting to just fix it you're lending and forget about it for a while.

This can be a good strategy for the short term, but when you've got some metal-capacity back I highly recommend you review the structure - maybe a couple of months before your next fixed rate is up.

Some key things to consider are:

- Now you're done, maybe you should be making use of offset facilities - if they are offered by your current bank, to save on interest.



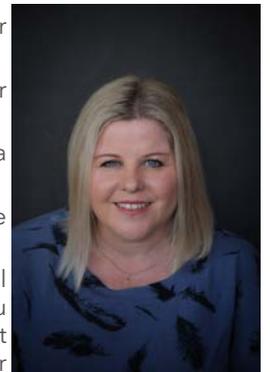
- If your loan is in multiple parts, would it be best to get them aligned with each other to give you more flexibility?
- Now that we are hopefully nearing the peak of the interest rate cycle - have you got the right fixed rate strategy?
- And after all you've been through - are you still happy with your bank? Are they the best one for you?

If you'd like help reviewing your lending, I'm available free of charge; and if you want to meet in person the coffee is on me.

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

## In a de facto relationship without knowing it?

- Do you keep spare clothes in your partner's car or flat?
- Do you keep a spare toothbrush at your partner's house?
- Have you become extra cosy with a flatmate?
- Do friends and family think you're "together"?



Some of these might seem like trivial questions, but in the eyes of the law you could be in a de facto relationship, without even realising it. This means if you and your partner go your separate ways, or you pass away, your partner could be entitled to half of your property (or more to the point what you thought was "your" property but has now become "relationship property"). This can have major consequences not only for you, but for your family members, including any children who could lose their inheritance (despite what your Will may say).

Being in a de facto relationship isn't always black and white. You can find yourself in one without knowing it, as it can happen gradually. This makes it hard to determine when "dating" ended and a de facto relationship began. You might think one way, but the court may decide otherwise.

In deciding whether a de facto relationship existed, the Family Court considers each case on an individual basis, taking into account nine factors of the relationship, with a different emphasis on each. This includes:

1. Do you stay over or live together? (you could live apart but often stay the night at each other's house)
2. Is there sharing of money or financial dependency? (ie do you pay

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some of your partner's bills or groceries?)

3. Is there care/support of children? (which may be from previous relationships)
4. Do you own, use, buy or share property together (eg lending your car, sharing furniture, using or sharing chattels etc)
5. Is there commitment to a shared life? (this can be determined in many ways including booking events/holidays in advance, acquiring pets, financial/time/emotional commitments etc)
6. Is there a sexual relationship?
7. Are you viewed by others as a couple?
8. Who performs the household duties?
9. How long have you been together?

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

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

If you think your relationship could fall into the de facto category (now or in the future) and you want some advice on to protect yourself, have a chat with us at ClearStone Legal. We can help you understand how you may be affected and suggest some options. Call us today on 09 973 5102.

## Maintain to gain

To quote from an excellent book about rental investing, written by Bryan M. Chavis, titled "Buy it, Rent it, PROFIT"- "The number one reason tenants renew leases is because of efficient maintenance responsiveness." If you look at the repairs at your own home. Despite taking good care of your own house, there is always something that needs fixing. This is because no matter how well we maintain our homes, wear and tear is inevitable due to the passage of time, the changing weather and environmental factors.

While your tenants will ensure your investment is bringing you a

return, it's important to make sure you're prepared for these costs, it's essential to have a budget for maintenance and repairs that can be easily accessed for any unexpected costs.

When you consider these factors and their impact on your property's bottom line you understand the importance of good maintenance on your property. Issues surrounding maintenance lead to a high proportion of cases at the Tenancy Tribunal.

As a landlord, you are responsible for maintaining and repairing the property to ensure it is safe and habitable for your tenants. Establishing a maintenance fund is a good idea to help cover the costs of routine maintenance and repairs. However, if the damage is caused by the tenant's negligence, intentional actions, or failure to report a problem that led to extensive visible damage, they may be held responsible for the costs of repairs.

At the beginning of every tenancy, we take a bond of four weeks rent, the maximum permitted, from the tenant. This money is put aside in a secure account held by Tenancy Services which we collect as part of our service and forward to the Bond Centre. If a tenant damages your property you are entitled to use this bond money for repairs.

If the extent of the damage goes above and beyond the amount set aside as bond and the tenant is unwilling to pay, we can apply to the Tenancy Tribunal to recoup the costs.

As a general guide, we recommend all our landlords set aside 10 per cent of your rental income each year for repairs and maintenance. This will provide you with a maintenance fund to cover major or minor repairs, or any period of time your property may be vacant.

Having a maintenance fund is becoming increasingly important with legislation such as the Healthy Homes Act. This Act requires all landlords to ensure their rental properties meet a minimum liveable standard. This covers five key areas: heating, insulation, ventilation, draught-stopping and moisture/drainage.

At The Rent Shop regular property inspections by a Property Manager can help with identifying potential maintenance issues early on, before they become more significant problems and address them



the  
rent shop

**Mike  
James**

Managing Director

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✉ mike.james@therentshop.co.nz

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before they turn in to more serious and costly problems. Depending on your arrangement, your property manager will contact you to seek instruction or go ahead and organise the repairs, depending on your maintenance agreement.

At The Rent Shop, our focus is on property management. We take care of your investment as if it was our own and will do whatever it takes to protect your investment. If you would like to know more feel free to contact Mike James on 021 413 660 or [mike.james@therentshop.co.nz](mailto:mike.james@therentshop.co.nz).

## A flood of issues to consider when buying property

Before buying a property, it is essential to conduct thorough research on the area's history of flooding. This can be done by checking with local councils to see if the property is situated in a flood-prone zone or if it has ever been affected by flooding in the past. It is also advisable to check with other residents in the area as to the likelihood and severity of this happening.

It is equally important to consider the type of flooding that may occur in the area. Some regions are more prone to river or coastal flooding, while others may be at risk of flash floods caused by heavy rainfall. Understanding the type of flooding that may affect a property can help in making informed decisions about its suitability.

Potential buyers should also consider the insurance implications of buying a house in a flood-prone area. Insurance premiums for homes in high-risk areas may be significantly higher, and in some cases, insurance may not be available at all.

Overall, being aware of flooding issues is crucial when buying a house. By doing thorough research and seeking professional advice, buyers can make informed decisions about the suitability and potential risks of a property before making a 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](mailto:info@kempsolicitors.co.nz) or 09 412 6000.

## Start your new lifestyle with Signature Homes

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

Owners Dean and Amanda Pritchard bring unrivalled new home experience to West Auckland. The unique combination of Dean's decades of experience as an award-winning builder with Amanda's expertise in sales and marketing enables them to provide a full-service building solution that is second to none.



Build with confidence - One of the many benefits of building with Signature Homes, is that all the nuts and bolts are taken care of so you can relax and be confident your build is in good hands from start to finish. On-time, on budget, with no nasty surprises, and New Zealand's most comprehensive building guarantees - including our fixed price guarantee.

Considering turnkey homes? In response to a challenging market, Signature Homes West & North-West Auckland are offering two incredible family homes available as turnkey build proposals.

Turnkey homes offer a convenient way to purchase a home with several advantages, including the ability to achieve the new build dream without any progress payments.

Once the deposit is paid, saving can continue with the balance expected upon completion of the home. With a turnkey, the price of the new home is known in advance, without any cost overruns.

Interested? Contact Signature Homes West & North-West Auckland to discover our turnkey options.

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

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

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## Tile Wright

We are now carrying out free no-obligation quotes for your tiling needs; kitchens, splash backs, bathrooms and laundries. We specialise in all things tiling; we provide high quality services including Auckland Council approved water proofing, bathrooms, kitchens and splash backs.

With over 6 years' experience in the industry, we pride ourselves on high quality workmanship. We cover most of Auckland, have competitive prices and offer a workmanship warranty on all work. No job too small, we cover it all. Call us today on 027 260 8225 for a free no-obligation quote.



## Three interior home mistakes you don't need to make

As an interior designer, I'm often in people's homes, whether for an entire project or a one-off consultation. I often see the same mistakes made over again. Here are a few...

1. Rugs - If the sofa is barely on the rug or the rug is in front of the sofa, then it's not the correct size. Another mistake I see is a grouping of furniture with no rug. The furniture looks like it's floating in the space. Rugs are a critical layer and make a massive difference, bringing everything together away from the walls and giving the room structure and balance.

2. Matchy Matchy - In the 1950s and 60s, it was all about being matchy-matchy. Using the same wood finishes and fabrics in each space. Well, that was then. This is now. The last thing you want to do is create something that looks like it's been ordered from a catalogue. Mix the wood finishes up and let each piece showcase its character.

In terms of fabric, have at least four different fabrics in each space. Seek patterns that evoke a fond memory and make you happy. Muster the confidence and try to throw something discoordinate and unexpected into the mix, and you might be surprised just how much it enlivens the space.

3. Not Letting Go - If there is a piece that is not working, it's old



fashioned, ugly, tired, it's just not right in that space, and you don't love it. It doesn't matter how much money you throw at or around it by purchasing new things for that room. That object is ALWAYS going to steal your thunder. Be tough, and say goodbye.

If it's a piece that reminds you of someone dear, replace it with something more suited to the space that pays homage to this person or memory. Or keep a small part of that object. You might be able to repurpose the handles, the legs or a portion of the fabric.

I have loads of these goodies to share, so stay tuned and see you soon x

Your Local Interior Designer, Hayley Brown BDVA Int. (Hons)

Contact Hayley by heading over to [www.loubrown.co.nz](http://www.loubrown.co.nz) for your free 15-minute strategy session.

## Kumeu Plumbing

Slow draining or blocked drains? Water pooling on your property? Our specialty - let us assist you.

We have a wide range of drainage pumps in stock and knowledge to assist with major flooding issues and excess surface water.



Our services range from pump supply and installation, a high-tech hydro blasting machine for blocked drains, drainage trenching and more. Call KPL to discuss your drainage enquiry.

Autumn leaves landing on your roof? Roof, gutter to tank. Blocked gutters can cause water ingress in your ceiling, roof leaks, and gutter drooping. Decaying organic matter blocking your spouting and downpipes is a breeding ground for bacteria. Speak to our team about UV Filtration.

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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## Blackout Electric

Blackout Electric is a local family owned and operated business, run by Sebastian Weaver, a registered Electrician with over 17 years' experience in the industry.

After completing his apprenticeship and spending a number of years working for electrical companies, learning the ins and outs of the industry, Seb decided it was time to go out on his own and build his own business from the ground up - since then, he hasn't looked back.

Nearly 3 years on we have four staff including a new apprentice who we just had start at the beginning of 2023. Aligning with supporting local, two of our staff are out of Kaipara College, which Blackout supports via their Gateway Programme. Seb is incredibly passionate about passing on his knowledge to others who want to be in the trade, and really enjoys seeing them succeed and become successful electricians themselves.

Since starting Blackout Electric, the support and loyalty we have experienced from locals is second to none. Customers who not only continue to use our service, but refer and recommend us to their own family and friends. This is a testament to the service we provide, and the reason we continue to grow as a business. Seb is highly experienced in delivering cost-effective, high quality workmanship - offering solutions, not problems. At Blackout Electric, we pride ourselves on exceeding client's expectations. We build a relationship



with our customers that begins on the first day of contact, and only ends once they're fully satisfied with our work.

We specialise in all forms of residential and commercial electrical work. Including new builds and renovations, alarm systems, CCTV and AV, and general maintenance - From something as simple as a new power point, to an entire house rewire, Blackout Electric is happy to help.

Contact Blackout Electric for all your electrical service needs. We can be found at [www.blackoutelectric.co.nz](http://www.blackoutelectric.co.nz) or [info@blackoutelectric.co.nz](mailto:info@blackoutelectric.co.nz).

## Functional layouts for your kitchen

Did you know Mitre 10 MEGA Westgate can design your kitchen?

Finding the best configuration to utilise your space.

The key to a great, workable kitchen is utilising the space you must give you maximum workbench, storage and circulation space.

The kitchen layout is the shape that is made by the arrangement of the benchtop, major appliances and storage areas. It's worth being meticulous, so measure the area you have to work with, draw the space to scale using gridded paper and sketch out the five fundamental layouts for most kitchens - the G, U, L, single and galley.

Look at how the different layouts affect functionality and provide you with optimal use of space - it should become obvious which layout will work the best. Kitchens are the hardest room in a house to design, so if you are having trouble don't hesitate to ask one of the in-store designers for some expert advice and help.

If you're taking out your old kitchen to renovate the space and install a new kitchen, this is the time to rip off your old plasterboard and install new wiring, pipe work and insulation.

When moving a sink to a new location in the room you will need a building permit, best to talk to your local council to get advice before starting. If you are swapping out a sink with a sink that is in the same position, you will not need a building permit.

Once plasterboard is all removed it is imperative that a bit of time is set aside for straightening the studs and nogs to ensure a straight and flat wall finish.



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For walls that are considerably wobbly it's a good idea to use 13mm plasterboard to iron out a few wrinkles.

## Laser Plumbing and Roofing Whenuapai

It is officially the last month of autumn which means winter is almost here...and 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.

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

Contact Laser Plumbing & Roofing Whenuapai today for all your service needs on 09 417 0110 or [whenuapai@laserplumbing.co.nz](mailto:whenuapai@laserplumbing.co.nz)

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

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

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## Tile and grout cleaning and re-colouring

Are you tired of looking at your lovely tiled floor and walls only to be disappointed by the dirty stained grout lines? Traditional cleaning methods actually leave your grout dirtier and bacteria laden than before you started?



Grout is porous, and dirt, grime and bacteria soak into the surface leaving it unsightly, unhealthy and practically impossible to clean using normal cleaners. Give GroutPro a call, we deep clean (vacuum extraction) and re-colour your grout to look like new again.

Colourseal is a highly durable coloured coating that adheres to the surface of the grout creating a water and stain proof barrier that will keep the grout looking like new.

We can replace the porous cement grout with an epoxy grout which too is stain resistant and waterproof. We offer shower glass restoration and apply a durable protective coating afterwards.

We can also apply relative sealing to your tiles, both interior and exterior.

Another service we offer is a high-quality Belgian garage carpet (suitable for office spaces and rumpuses, etc.)

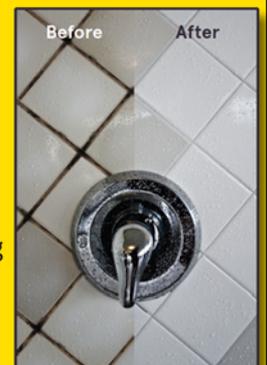
I've been a franchisee of The Pro Group for 7+ years and we're well established with proven results. Contact me for a free quote: Mark Bowers 027 477 2231 - Email [mark.bowers@theprogroup.co.nz](mailto:mark.bowers@theprogroup.co.nz).

## Dirty Tiles & Grout? Don't put up with it any longer

If your Grout is porous, dirt and bacteria soaks in and leaves it unsightly and unhealthy. Normal cleaning does not improve it.

We'll deep clean the grout and seal it with Colourseal, rendering it stain and waterproof.

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## Keith Hay Homes

Keith Hay Homes has been delivering quality, transportable homes to happy customers since 1938. With variety of plan options, there is a home to suit your budget and lifestyle. From family homes, first homes, holiday homes, farm workers' accommodation, investment homes, they have you covered.



Keith Hay Homes are the experts in minor and secondary dwellings. They understand that taking all the steps involved in developing an investment property can be daunting. The experienced Keith Hay team can walk you through the process step by step, or handle everything so you can utilise your time to find the next project or concentrate on your own income source.

Homes are built by licensed building practitioners only, using top quality products from other leading New Zealand manufacturers. David Hay, Managing Director, offers his own Personal Guarantee, which gives more comfort than a Master Builders guarantee.

Keith Hay builds the homes in their yard and then transports to site meaning you have minimal site disruption, and you can still utilise your land up to the last minute. If you are in a hurry, they have pre-built homes ready for your section now and pre-consented homes ready to be built. Fixed price contracts and finance options are also available. They can take care of the whole building process for you. Speak to one of their team today 0800 KEITH HAY.

## Building a home has never been this easy

At G.J. Gardner Homes Rodney West, we promise to make your new home building experience a pleasure.

We build beautiful homes for young families, singles and retired people, from modest townhouses through to expansive country estates.

Our dedicated team take care of everything, including permits, resource consents, planning issues, engineering drainage and geotechnical reports.

We can even help you find a section or unique lifestyle property, sort out finance and payment terms to make it as simple as possible.

Have an idea on paper but not sure where to start? Our New Home Consultants and onsite Architects can turn your sketch into reality and have it priced all in the space of a very short timeframe. Our designers have consistently been at the forefront of developing living concepts that cater for modern lifestyles and New Zealand's unique environment.

We project manage everything every step of the way and give you written assurances, regarding costs, workmanship, material guarantees, completion dates and other key issues.

Our thoroughness is just one of many reasons why year after year, more people build with G.J. Gardner Homes than any other builder.

So give the team at G.J.'s Rodney West a call today on 09 412 5371, they can't wait to start your exciting build journey!

## NZ Biosecurity

After a summer of rain and storms we are now heading into a winter which may be just as wet and cause as many headaches. The cleanup has been exhausting for everyone and if you are feeling like it is all too much, NZ Biosecurity Services (NZBSL) can help you get your stream or pond clear before more rain comes. NZBSL has been helping flood-affected properties to clear debris from waterways, stockpile debris out of the floodplain for natural composting, or removing it from site for a total clearance. We can support you with flood debris removal or waterway clearance from plants that might be clogging the area.

We use hand tools and low weight vehicles to avoid damage to property and make sure the area is left safe and secure. If you are worried about your streams and want a friendly team member to come for a visit and take look, give us a call on 09 447 1998 or email us at [administration@biosecurity.net.nz](mailto:administration@biosecurity.net.nz).

## NZ'S MOST TRUSTED HOME BUILDER



Talk to us today and see why more New Zealanders trust G.J. Gardner to build their homes year after year.

09 412 5371  
[gjgardner.co.nz](http://gjgardner.co.nz)

G.J. Gardner. **HOMES**



FOR ALL YOUR

**PLUMBING &  
GASFITTING**

CONTACT US ON

**0800 DAN TAYLOR**

**021 254 3899**

[admin@dtplumb.co.nz](mailto:admin@dtplumb.co.nz)

# 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 \$
HOBSONVILLE	1,160,000	207M2	148M2	1,050,000		1,050,000	497M2	158M2	997,000
	1,775,000	424M2	270M2	1,653,000		910,000	204M2	91M2	930,000
	1,200,000	174M2	169M2	1,151,000		850,000	351M2	101M2	795,000
	1,030,000	397M2	130M2	950,000		870,000	221M2	92M2	790,000
	1,660,000	775M2	220M2	1,264,300		800,000	473M2	110M2	840,000
	1,315,000	344M2	151M2	1,225,000		800,000	157M2	74M2	730,000
	1,040,000	131M2	154M2	1,045,000		1,100,000	606M2	92M2	670,000
	1,385,000	301M2	218M2	1,450,000		1,425,000	422M2	216M2	1,320,000
	1,010,000	153M2	125M2	945,000		1,250,000	546M2	220M2	1,100,000
	1,230,000	150M2	160M2	1,220,000		1,150,000	607M2	120M2	980,000
	1,010,000	392M2	100M2	850,000		1,300,000	878M2	170M2	960,000
	1,100,000	176M2	150M2	1,172,000		1,025,000	168M2	134M2	900,000
	1,075,000	149M2	171M2	1,170,000		960,000	401M2	144M2	920,000
	1,525,000	219M2	200M2	1,300,000		1,250,000	396M2	244M2	1,285,000
	1,675,000	300M2	275M2	1,630,000		910,000	214M2	97M2	860,000
HUAPAI	920,000	964MN2	130M2	1,165,000		1,100,000	638M2	162M2	815,000
	1,600,000	2274M2	220M2	1,620,000		1,000,000	159M2	158M2	900,000
	1,325,000	427M2	202M2	1,250,000		920,000	478M2	135M2	832,000
	1,075,000	1012M2	90M2	820,000		1,150,000	675M2	210M2	1,039,000
KUMEU	1,175,000	448M2	135M2	1,050,000		875,000	362M2	130M2	778,000
MASSEY	830,000	175M2	97M2	855,000		910,000	206M2	91M2	845,000
	450,000	157M2	77M2	735,000		1,525,000	845M2	310M2	1,210,000
	450,000	198M2	79M2	755,000		730,000	456M2	90M2	635,000
	980,000	207M2	107M2	850,000		900,000	240M2	106M2	960,000
	1,000,000	577M2	181M2	1,106,000		1,800,000	857M2	250M2	1,562,000
	820,000	400M2	97M2	850,000		1,075,000	660M2	169M2	958,000
	1,150,000	668M2	81M2	750,000	MURIWAI	1,500,000	1401M2	195M2	1,740,000
	1,050,000	548M2	144M2	955,000	RIVERHEAD	3,725,000	1.62HA	460M2	5,400,000
	920,000	478M2	135M2	853,000		1,025,000	609M2	90M2	905,000
	920,000	533M2	107M2	810,000		1,130,000	693M2	127M2	1,135,000
	920,000	903M2	102M2	849,000		1,600,000	801M2	234M2	1,715,000

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

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

**2.95%** up to \$490,000  
(Not 4% that others may charge!)

**1.95%** on the balance

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

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



Graham McIntyre  
Brand & Territory Owner  
027 632 0421

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**IEWS OVER WEST HARBOUR MARINA - BRICK+WEATHERBOARD**

3 2 2

**By Negotiation**

**1 / 10 Bannings Way, Hobsonville**  
Viewing by appointment

A short walk to Hobsonville Shopping Centre, Transport links and flat roads to walk or cycle to Bomb Point, Cafés and Parks. Make the most of a perfect balance of old and new with this well presented 1990's two level brick and weatherboard home. Offering three bedrooms, two bathrooms (three w/c's), two lounges and formal dining with alfresco to the North and the East. Upstairs the master with walk in and en-suite overlooks the inner harbour and the eastern sunrises that will melt your day and invigorate your soul, with a generous rooms, storage and bathroom access. Double garage with internal access and additional off street parking. Set on around 500sqm (more or less) and a two level footprint of 220sqm (approx).

[www.mikepero.com/RX3639030](http://www.mikepero.com/RX3639030)



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**WEATHERBOARD ON BATON - HARBOUR VIEWS - PERFECT**

3 2 2

**Offers Over \$895,000**

**2 / 143A Wiseley Road, West Harbour**  
Offers Over \$895,000

Modern baton construction, Inner harbour view, three bedroom and two bathroom with large double garage. Overlooking West Harbour Marina this is an incredible, affordable introduction to this fantastic area. Enjoy the lock up and leave lifestyle in this 3 bedroom, 2 bathroom home that features beautiful views of Auckland City and the Harbour. Downstairs, has a double garage, laundry, under-stairs storage, full bathroom, double bedroom with french doors leading out to landscaped courtyard. Perfect for a flatmate, independent teenager or extended family member. On the first level is a spacious open plan living area with modern kitchen featuring generous storage. Two bedrooms and a full bathroom on the second level with the master bedroom enjoying panoramic views.

[www.mikepero.com/RX3636130](http://www.mikepero.com/RX3636130)



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**AS NEW - IMMEDIATE POSSESSION AVAILABLE**

5 2 3

**By Negotiation**

**6A Mansion Court, West Harbour**  
By Negotiation

The home has been immaculately presented and delivers an as-new look and feel with natural colour palette and excellent attention to detail. Set on 417sqm of land offering a fenced rear section, established plantings and grand entrance, the home at 248 square meters makes the very most of it's location and premium address. Close to the inner harbour and a stone throw away from Marina View School. Split over two levels, the home offers living downstairs with an additional bedroom that can be used as an office or second lounge, while upstairs is four bedrooms and two bathrooms. Multi-use carpeted garage with loads of space and storage and easy access to garden shed and clothes line.

[www.mikepero.com/RX3610153](http://www.mikepero.com/RX3610153)



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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)



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## GENEROUS SEMI-RURAL ON ½ ACRE

4 2 2

By Negotiation

### 15 Buttercup Place, Waimauku By Negotiation

Big home on a large site full of sunshine and the good life. Set in a semi-rural cul-de-sac location, and enjoying a sunny north slope with established trees, and independent pathways to the school, convenience shopping, parks, bowling, tennis and RSA clubs. This single level home with high cathedral ceilings will deliver a peaceful and enjoyable living style that will bring a smile to your lips and a twinkle to your eyes. A home that has three bedrooms and a fourth room that could be used for family, guests, study, office or a second lounge. With open plan kitchen-dining-lounge with uncompromised alfresco to North facing decking. Three bedrooms, laundry and bathroom all off a central corridor with the master enjoying a walk in and ensuite. A separate independent double garage.

[www.mikepero.com/RX3627851](http://www.mikepero.com/RX3627851)



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## STUNNING KIWIANA BUNGALOW ON 800SQM (APPROX).

3 1 1

By Negotiation

### 24 Alice Street, Riverhead By Negotiation

A beautifully presented and well maintained 1970's bungalow offering the very best of traditional Kiwi values and easy living. Created with care and matured with love this three bedroom, single bathroom bungalow offers the best of tradition, with all bedrooms, w/c, bathroom and laundry off a central corridor. North facing lounge and dining areas lead seamlessly onto sun soaked decking, leading onto generous lawn peppered with established trees and perfumed roses. Private deck off the master provides a retreat in the tempered autumn afternoons. A single garage and workshop and transportable sleepout/tiny house adds considerable value to a buyer wanting to create strong family memories in this historic Auckland settlement.

[www.mikepero.com/RX3653642](http://www.mikepero.com/RX3653642)



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SIX CAR UNDERCOVER PARKING - BEAUTIFULLY KIWIANA 3 3 1

By Negotiation

**26 Vina Place, Massey**  
By Negotiation

That's not a typo, six under cover carparks, plus another three hard stand car parks plus parking on its own drive in a cul-de-sac location. If you like a car or nine and need a big footprint to keep your precious metal safe, this is a home that you'll fall in love with. A traditional weatherboard home, offering great bones, through three bedrooms and bathroom off the central corridor, laundry, kitchen-dining and formal lounge with a featured closed woodburner. Decking to the North East with conservatory and alfresco to the grassed yard, set on 812 sqm (more or less). A close distance to schools, convenience shopping, parks, transport links and motorway on-ramp. This property not only has convenience it is convenient. So many options, such a unique proposition.

[www.mikepero.com/RX3640030](http://www.mikepero.com/RX3640030)



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TRANQUIL, PRIVATE, SINGLE LEVEL IN HOBSONVILLE 3 2 2

\$1,165,000

**34 Starlight Cove, Hobsonville**  
Asking Price \$1,165,000

Modern living and presented to an extremely high standard, and it is single level (no stairs). Delivering all the benefits of modern construction within a cul-de-sac environment with established trees and shrubs, the property and the community is beautiful. Offering three bedrooms and an additional room/office/ lounge /media suite, the home certainly provides space for you to maximise how you wish to live. Master with walk-in and en-suite with main bathroom and bedrooms off a central hallway. Unencumbered alfresco access to patio areas that are completely private and quiet, with peppered plantings to delight the eye and share pockets of shade. Set up in entertainers style, the kitchen, dining, living offers an uncluttered flow to outdoor spaces. Internal access double garage.

[www.mikepero.com/RX3543221](http://www.mikepero.com/RX3543221)



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CONVENIENT, CONTEMPORARY, COST EFFECTIVE, WITH PARKING

3 1

By Negotiation

**41 Walter Merton Road, Hobsonville**  
By Negotiation

If you are looking for a home that has the pedigree of one of Auckland's leading builders and is located within Hobsonville Point, a short stroll to shops, Scott Point Primary School, walkways and parks, this is it. A beautifully crafted Universal Home, with all the trimmings that make the difference. A split living - ground level with kitchen-dining and lounge-alfresco mix. With the convenience of off street parking right at your door. Two toilets up and down and a laundry cupboard near the kitchen with clothes-line in good proximity. A world apart the courtyard is a full playground with all the extras. Upstairs has three bedrooms, ducted air conditioning and bathroom, with bath and a shower. Abundant storage and fine finishing, the home delivers more space than you'd expect.

[www.mikepero.com/RX3654191](http://www.mikepero.com/RX3654191)



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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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**HOME, MINOR, STABLES, LAND OF PLENTY**

5 2 2

**By Negotiation**

**412 Taupaki Road, Kumeu**  
By Negotiation

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



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## Testimonial

"Professional service that I recommend. Graham is a good real estate agent. He keeps you informed and makes good decisions. He is very witty and made the selling process easy."

**Ben**

Get in the know with  
**Graham McIntyre**

Brand and Territory Owner  
Kumeu & Hobsonville



PROUD EMPLOYER OF  
FIRE AND EMERGENCY  
VOLUNTEERS  
**HE RŌPŪ KOTAHĪ TĀTOU**



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