

# 8 Yeovil Road

## Te Atatu Peninsula, Auckland

One and Two Bedroom Townhouses with On-Street Carpark

Building the Most Liveable Country



# 8 Yeovil Road

## Te Atatu Peninsula, Auckland

One and Two Bedroom Townhouses with On-Street Carpark

### Affordable Living

Our Townhouses, located on Fee Simple Titles, are the most popular products our company has created. With several similar projects selling down in record timeframes, we are excited to be releasing this property.

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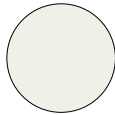
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## Design

We are very proud of the design appeal of this development. With a mixture of Resene Half Black White and Biscay coloured BGC Weatherboards, extensive landscaping and elegant pergolas identifying your formal entrance way. This simple yet tasteful design is market leading with Townhouse/Apartment construction. Resulting in a highly appealing visual aspect, while maintaining extreme functionality and low maintenance.

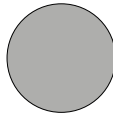
## External Colours



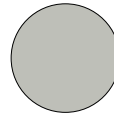
**BGC Weather board**  
Resene Half Black  
White



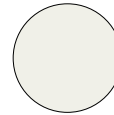
**BGC Weather board  
(Feature)**  
Resene Biscay



**Windows**  
Silver Pearl



**Roof, Fascia,  
Gutter, Downpipes**  
Gull Grey



**Soffits**  
Resene Half  
Black White



**Pergola features**  
Pergola is  
Macrocarpa  
natural timber  
with galvanised  
steel brackets  
painted black





## Location

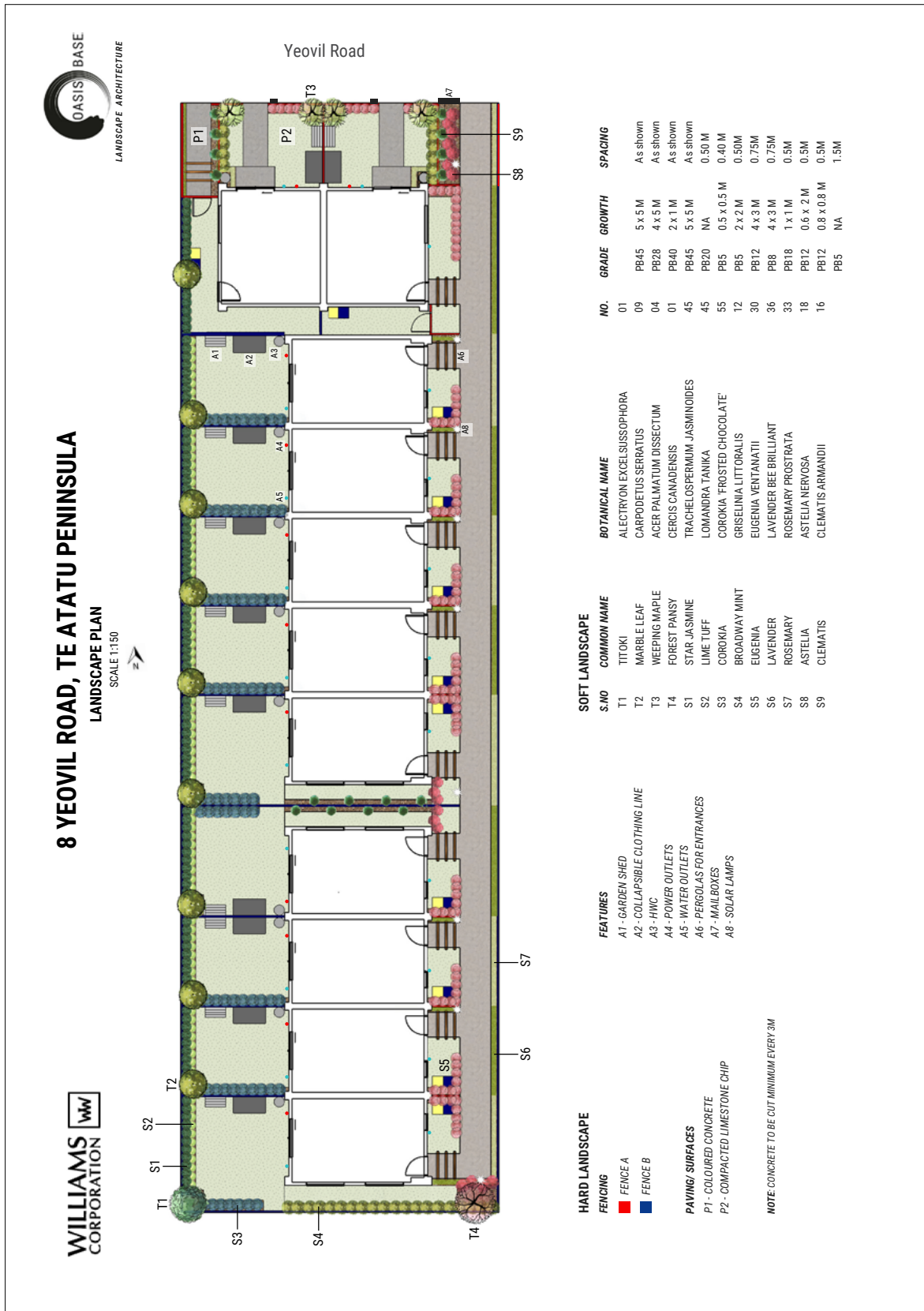
Located on Yeovil Road in Te Atatu Peninsula, these Townhouses are only a short drive to access to North Western Motorway and are perfectly positioned for buses and other motorway connections. They are also walking distance to numerous schooling options from Pre-School to High School as well as local shops, cafes and other amenities. It is with no doubt that finding new homes at an affordable price point is only going to get increasingly harder as Auckland City's population grows.



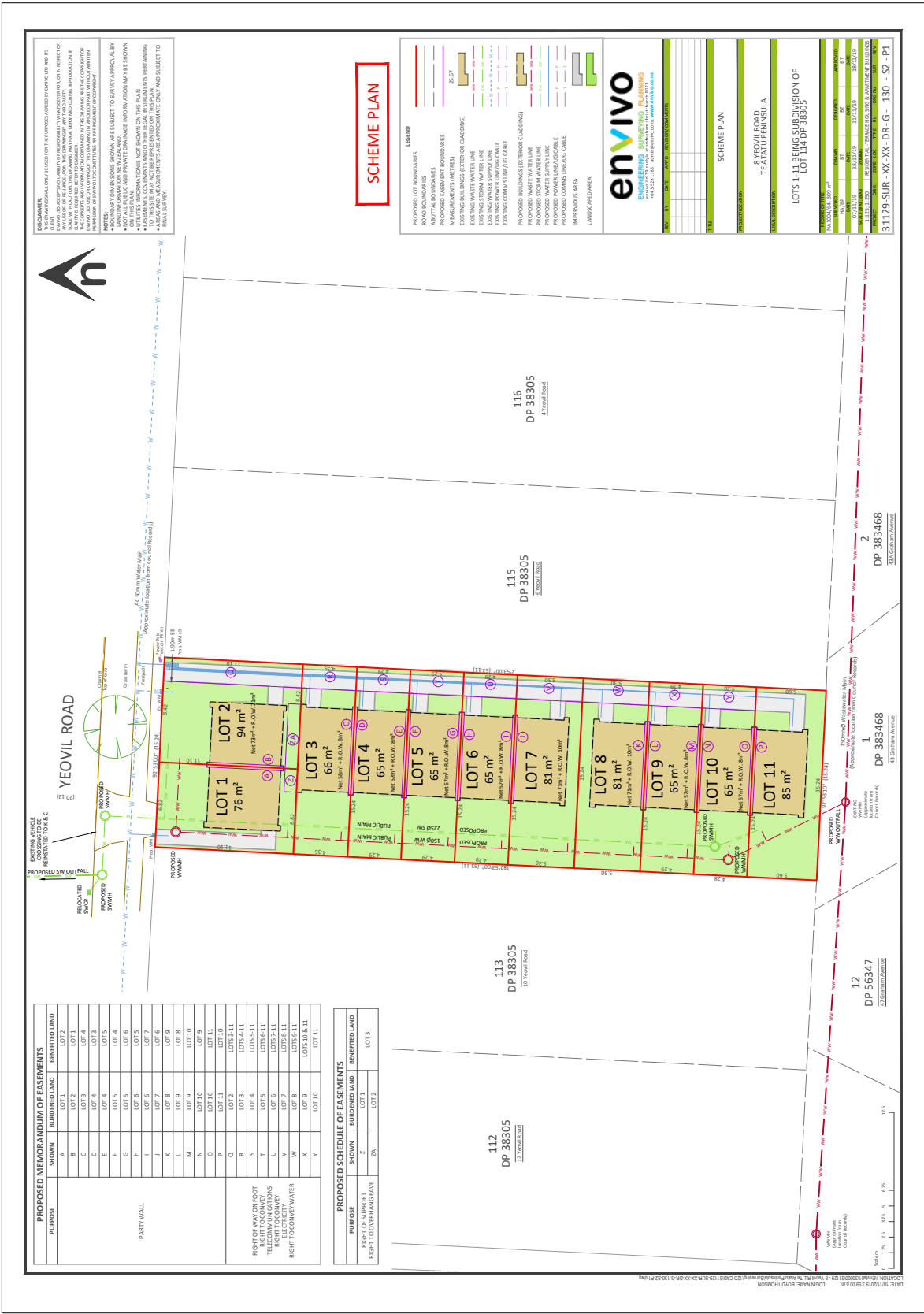
### What's nearby?

- 1** The Point Shopping Centre **220m**
- 2** Countdown Te Atatu **300m**
- 3** Te Atatu Peninsula Park **1km**
- 4** St Margaret's Hospital **1.4km**
- 5** Auckland Central **13.6km**

# Landscape Plan



Survey Plan



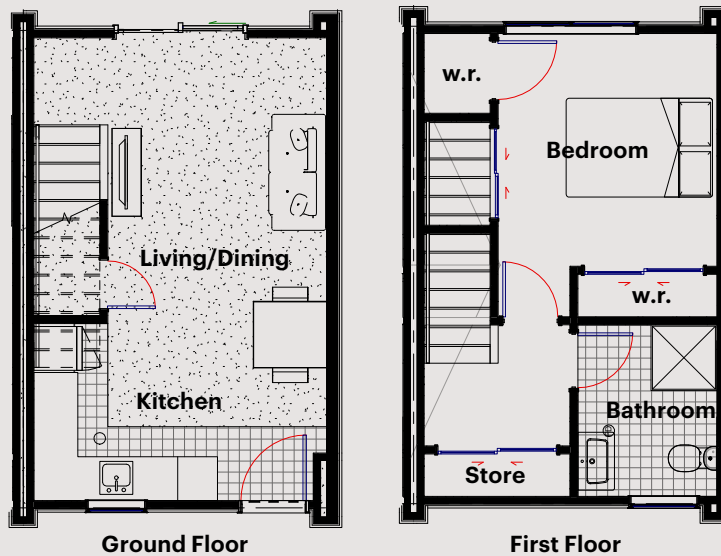
# Floor Plan(s)

The open plan nature of the kitchen, living and dining provides everything you need for comfortable living. Our extremely functional kitchen will impress, which also includes a combination washer/dryer. There is a large storage space conveniently located under the stairs.

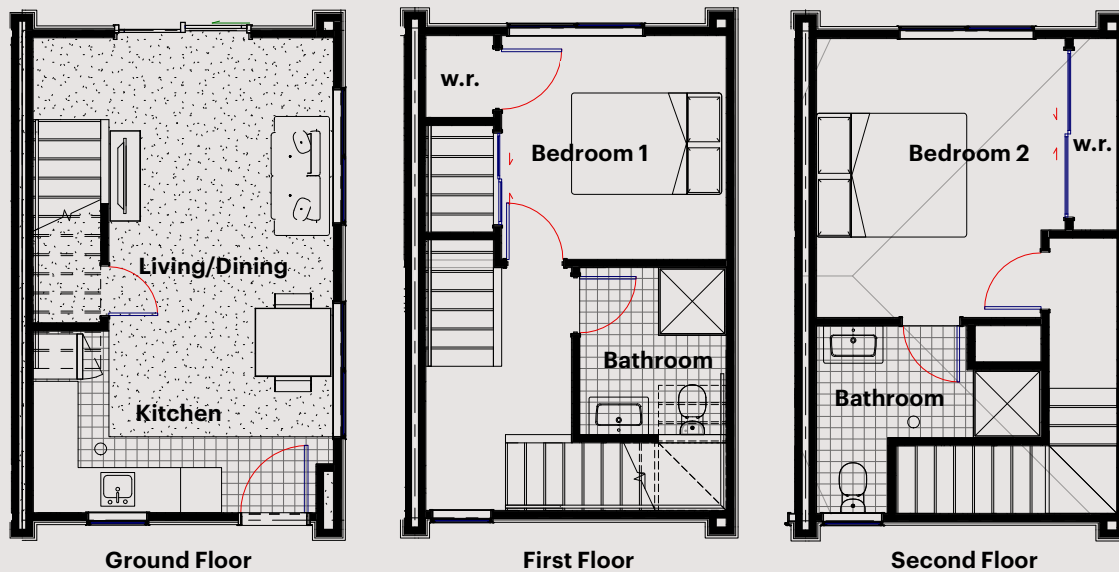
Upstairs are either 1 or 2 full size bedroom(s), which include large built-in wardrobes. Also upstairs is a full size bathroom(s).

Outside is your own low maintenance, private courtyard with ample space for a barbecue, table and chairs. The outdoor area also includes a storage shed along with an outdoor power supply.

## 1 bedroom



## 2 bedroom



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CORPORATION 

The Residential Property Developer

## External and Internal Quality

Quality is paramount in our properties and only the best products are going into the construction and fit out of our developments. Starting with an engineered gravel base and concrete raft foundation, then laminated veneer framing, coupled with double glazed windows, solid air barriers, upgraded glass wool insulation, which is guaranteed for 70 years and aerated concrete intertenancy walls.

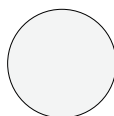
Finishing with European tiles, washable paint and upgraded magnesium oxide flooring, giving the first floor that concrete feel. All our products are purchased from large industry leading companies, to ensure reliability and quality.



Images of the living, lounge and kitchen are indicative of a 2 bedroom property. Images used throughout this Information Pack are indicative only.

## Internal Colours

All properties are painted in beautiful modern tones to create a feeling of warmth and space throughout. The neutral tones allow you to add your own unique touch with furniture, artwork and other accessories.



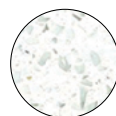
Tiles



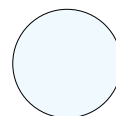
Carpet



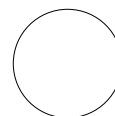
Kitchen Cabinetry



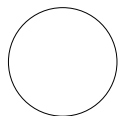
Kitchen Bench



Splashback



Ceiling/  
Trim/Doors/  
Walls



Blinds

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# Build Specifications

## Specifications, Colour Schedule and Chattels List

<b>General Specifications</b>	<b>Internal Doors</b> Paint finish flush panel MDF doors Gib sliders to robes
	<b>Entry Door</b> Latitude panel
	<b>Hardware</b> Schlage
	<b>Windows</b> Double glazed, powder coated aluminum
	<b>Electrical</b> LED lighting, sockets, general connections, phone and tv jacks, heated towel rails and bathroom fans.
	<b>Heating</b> Fujitsu 5kw heat pump
	<b>Water Heater</b> 180L hot water cylinder
	<b>Paint</b> Resene Spacecoat
	<b>Roof</b> .4mm Colour Steel corrugated roofing
	<b>Fascia</b> Colour Steel
	<b>Gutter</b> Colour Steel
	<b>Downpipes</b> Colour Steel
	<b>Cladding</b> BGC Weatherboard
<b>Interior Lining</b>	<b>Insulation Batts</b> R 2.6 wall batts, R 3.6 ceiling batts
	<b>Gib</b> Walls and ceilings, standard gib to engineer requirements
	<b>Gib Stopping</b> Level 4 finish, square stop to ceiling
	<b>Skirting and Architraves</b> MDF 60mm square finish skirting, 40mm square finish architraves, pine skirting to wet areas
<b>Kitchen</b>	<b>Oven</b> Fisher and Paykel 60cm built-in oven
	<b>Hob</b> Fisher and Paykel 60cm ceramic cook top
	<b>Dish draw</b> Fisher and Paykel stainless steel dish draw
	<b>Rangehood</b> Fisher and Paykel built in Power Pack
	<b>Washer/Dryer</b> Fisher and Paykel Washer/Dryer Combo
	<b>Refrigerator/Freezer</b> Haier Top Mount
	<b>Microwave</b> Fisher and Paykel 60cm Built-In Combination
<b>Bathroom</b>	<b>Shower</b> Acrylic shower tray, tiled walls
	<b>Vanity</b> Brighton 900mm wall hung vanity white gloss
	<b>Heating</b> Chrome heated towel rail
	<b>Mirror</b> Mirror over vanity
	<b>Tapware</b> Metro series basin, shower, kitchen mixer
	<b>Toilet</b> Back to wall soft close with integrated bidet

# Build Specifications

Specifications, Colour Schedule and Chattels List

## Internal Colours

**Tiles** European off white tile

**Carpet** Virga Cloud

**Kitchen Cabinetry** Hamptons Elm

**Kitchen Bench** Engineered Marbello Snowdrop

**Splashback** Clear glass

**Ceiling/Trim/Doors/Walls** Resene Half Black White

**Blinds** Chalk block out blinds

## External

**Exterior Cladding** BGC Weatherboard coloured  
Resene Half Black White and Biscay

**Roof, Fascia, Gutter, Downpipe colour** Gull Grey

**Soffits** Resene Half Black White

**External Joinery and Front Door** Silver Pearl

**Tap(s)** x2 for Townhouses and as per the Plans for Apartments

# Chattels List

Letter box

Clothes line

Garden/bike shed

Blinds

Cook top

Range hood

Dish draw

Refrigerator/Freezer

Microwave

Fixed floor coverings

Light fittings

Heat pump and remote

Bathroom heater

Towel rail

Mirrors above vanity

Wardrobe joinery

Satellite dish

Washer/Dryer Combo

Smoke alarm/s pursuant to Building Code requirements

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# Price List

Unit Number	Number of Bedrooms	Number of Carparks	Internal and Outdoor Measurements	Site Measurements	Price
Unit 1	2	0	87m <sup>2</sup> (internal) 22m <sup>2</sup> (outdoor)	76m <sup>2</sup>	\$610,000
Unit 2	2	0	87m <sup>2</sup> (internal) 24m <sup>2</sup> (outdoor)	94m <sup>2</sup> (73m <sup>2</sup> net)	\$610,000
Unit 3	1	0	58m <sup>2</sup> (internal) 22m <sup>2</sup> (outdoor)	66m <sup>2</sup> (58m <sup>2</sup> net)	\$499,000
Unit 4	1	0	58m <sup>2</sup> (internal) 22m <sup>2</sup> (outdoor)	65m <sup>2</sup> (57m <sup>2</sup> net)	\$499,000
Unit 5	1	0	58m <sup>2</sup> (internal) 22m <sup>2</sup> (outdoor)	65m <sup>2</sup> (57m <sup>2</sup> net)	\$499,000
Unit 6	1	0	58m <sup>2</sup> (internal) 22m <sup>2</sup> (outdoor)	65m <sup>2</sup> (57m <sup>2</sup> net)	\$499,000
Unit 7	1	0	58m <sup>2</sup> (internal) 27m <sup>2</sup> (outdoor)	81m <sup>2</sup> (71m <sup>2</sup> net)	\$510,000
Unit 8	2	0	87m <sup>2</sup> (internal) 27m <sup>2</sup> (outdoor)	81m <sup>2</sup> (71m <sup>2</sup> net)	\$610,000
Unit 9	2	0	87m <sup>2</sup> (internal) 22m <sup>2</sup> (outdoor)	65m <sup>2</sup> (57m <sup>2</sup> net)	\$599,000
Unit 10	2	0	87m <sup>2</sup> (internal) 22m <sup>2</sup> (outdoor)	65m <sup>2</sup> (57m <sup>2</sup> net)	\$599,000
Unit 11	2	0	87m <sup>2</sup> (internal) 29m <sup>2</sup> (outdoor)	85m <sup>2</sup>	\$610,000

# Rent Appraisal

1 Bedroom

## RENTAL APPRAISAL

**Harcourts**  
JK Realty Group

**8 Yeovil Rd,**

**TE ATATU PENINSULA**

**1 Bedroom Townhouse**

In assessing the market rent for this property, we have taken into account the location, size, type of exterior and interior including quality of chattels.

- 1 Bathroom
- 2 Levels

This new home offers quality fixtures and fittings and meets all the requirements by the Tenancy Services for rental properties. This includes insulation, double glazing and heat pump to meet the standards set for 2020.

Situated on a low maintenance section with Bus stop 170 metres from the house. Perfectly positioned for access to the North Western Motorway, New Lynn and Henderson Shopping and Entertainment Centres. 3 Minutes walk to great Cafes, Countdown and Bar in the local Te Atatu Shopping centre.

**It is in our opinion that your property would achieve a weekly rent in the vicinity of :**

Unfurnished: \$450 - \$500

Furnished: \$480 - \$520

*It should be noted that the rental values quoted are relevant to the market at the time of conducting the assessment and may change when the property is due for rental in 2020. Please note these values could increase in this period.*

  
Jill Findlay

**Jill Findlay**  
Property Manager

**M: 021 361572**

**P: 09 575 3000**

**E: [jill.findlay@harcourts.co.nz](mailto:jill.findlay@harcourts.co.nz)**

**[www.jkrealty.harcourts.co.nz](http://www.jkrealty.harcourts.co.nz)**

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# Rent Appraisal

2 Bedroom

## RENTAL APPRAISAL

**Harcourts**  
JK Realty Group

**8 Yeovil Rd,**

**TE ATATU PENINSULA**

**2 Bedroom Townhouse**

In assessing the market rent for this property, we have taken into account the location, size, type of exterior and interior including quality of chattels.

- 2 Bathroom
- 3 Levels

This new home offers quality fixtures and fittings and meets all the requirements by the Tenancy Services for rental properties. This includes insulation, double glazing and heat pump to meet the standards set for 2020.

Situated on a low maintenance section with Bus stop 170 metres from the house. Perfectly positioned for access to the North Western Motorway, New Lynn and Henderson Shopping and Entertainment Centres. 3 Minutes walk to great Cafes, Countdown and Bar in the local Te Atatu Shopping centre.

**It is in our opinion that your property would achieve a weekly rent in the vicinity of :**

Unfurnished: \$630 - \$660

Furnished: \$660 - \$690

*It should be noted that the rental values quoted are relevant to the market at the time of conducting the assessment and may change when the property is due for rental in 2020. Please note these values could increase in this period.*

**Jill Findlay**


Property Manager

**M: 021 361572**

**P: 09 575 3000**

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Jill Findlay

**WILLIAMS  
CORPORATION** 

The Residential Property Developer

# Rent Appraisal

1 Bedroom



Wednesday 27<sup>th</sup> November 2019

## Units 3 – 7, 8 Yeovil Road, Te Atatu Peninsula

On consideration of your property, we believe you could achieve in the rental range of:

**\$490 - \$550 per week**

**Please note** that the above rental figure is based on statistics, similar properties currently rented, and our experience as Property Managers. Rental prices vary significantly according to supply and demand factors, and the rental range above is based on current market conditions.



1



1

Beautifully designed double level one bedroomed terrace homes in ever popular Te Atatu Peninsula. Entering through the ground level into open plan kitchen, dining and lounge. The kitchen is completed with quality Fisher and Paykel products of wall oven, ceramic hob, dishwasher, rangehood, washer/dryer, microwave and Haier top mount refrigerator /freezer. Sliding doors from lounge flow into easy care garden area. Storage area underneath stairwell. Following the stairs to the top level is the bathroom, and a generous queen sized master bedroom with built in wardrobe. Further storage is available in storage/garden shed provided and located in the fully fenced garden/outdoor area. One off street carpark is available per unit. These beautifully designed homes are very conveniently located on excellent public transport routes almost at the door. A short stroll into up and coming Te Atatu Peninsula with a myriad of cafes, restaurants, bush and coastal walks. A few minutes drive to motorway access.

At Crocker's we are West Auckland's largest Property Management Company and are committed to service and we provide all our Landlords with a money back service guarantee. A list of services we provide our clients is on the back page of this appraisal. We look forward to partnering with you and please feel free to read our client testimonials from our Google reviews.

If there is anything more I can do for you, don't hesitate to give me a call.

Yours faithfully,

**Brenda Tregonning** | Business Development Manager, Crocker's Property Management Ltd

ddi 09 920 0837 | m 022 378 7421 | e [brenda@crockers.co.nz](mailto:brenda@crockers.co.nz)

525 Manukau Road, Epsom, Auckland 1023 | PO Box 74054, Greenlane, Auckland 1546 | t 09 630 8890 | f 09 630 889E

Crocker's Property Management Ltd and Crocker's Realty Ltd, Licensed (REAA 2008)

# Rent Appraisal

2 Bedroom



Wednesday 27<sup>th</sup> October 2019

## Units 1 - 2 and Units 8 – 11 8 Yeovil Road Te Atatu Peninsula

On consideration of your property, we believe you could achieve in the rental range of:

**\$600 - \$700 per week**

**Please note** that the above rental figure is based on statistics, similar properties currently rented, and our experience as Property Managers. Rental prices vary significantly according to supply and demand factors, and the rental range above is based on current market conditions.



Very stylish architecturally designed three level two bedroomed terraced homes in ever popular Te Atatu Peninsula. Entering through the ground level into open plan kitchen, dining and lounge. The kitchen is completed with quality Fisher and Paykel products of wall oven, ceramic hob, dishwasher, rangehood, washer/dryer, microwave and Haier top mount refrigerator/freezer. Sliding doors from lounge flow into easy care fully fenced garden area. Storage area underneath stairwell. Continuing to the first level is one of two bathrooms and the first of two extremely generous double sized bedrooms with built in wardrobe. Proceeding to the top level is the master bedroom with ample wardrobe space, and the second bathroom. Further storage is available in storage/garden shed provided and located in the garden/outdoor area. One off street carpark is available per unit. These beautifully designed homes are very conveniently located on excellent public transport almost at door. A short stroll into up and coming Te Atatu Peninsula with its myriad of cafes, restaurants, bush and coastal walks. Well within a few minutes drive to motorway access.

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**Brenda Tregonning** | Business Development Manager, Crocker's Property Management Ltd

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## About Williams Corporation

Williams Corporation do property development and investment in Auckland and Christchurch. Our well-built Townhouses and Apartments are the future for New Zealand housing and a desirable solution to the housing crisis.

Williams Corporation see both Auckland and Christchurch as world class cities with exceptional value moving forward. We are totally committed to building Auckland and Christchurch into the most liveable cities. Meet our team below and reach out to discuss your next property investment.

## Meet the Management Team

### Matthew Horncastle

*Managing Director*



Matthew manages, on a daily basis, land acquisition, development design, resource consents, development sales, marketing and finance. Matthew is a qualified builder and has been in the construction industry for over 9 years. Matthew is extremely high energy and passionate about Williams Corporation's purpose to build Auckland and Christchurch into the most liveable cities.

### Blair Chappell

*Managing Director*



Blair is responsible for product and contractor procurement, pricing, site management along with building consents. As a qualified business analyst and having been in the construction industry for over 7 years, Blair loves everything about development, including watching a development go from an idea on a set of plans to a finished product, complete with home owners and tenants.

### Kathryn Marshall

*Managing Director*



Kathryn has a 32 year career in construction. Kathryn overviews the company finances and cashflow position and is responsible for company systems, processes, controls and oversees legal and technical documents. Kathryn has a Bachelor of Agricultural Science Degree, including business subjects. Kathryn creates the vision, along with Matthew and Blair and forms highly skilled teams to deliver the outcomes ethically.

### Scott Barclay

*Group Accountant*



Scott manages all the finances including creditors, purchase orders, payments, office administration and IRD compliance. As a qualified Accountant, Scott has had extensive experience in the construction industry, having prior roles with both main contractors and suppliers. In previous lives, Scott worked as a Market Gardener and High School Teacher.

### Nathan Veevers

*National Design Manager*



Nathan has over 20 years experience in a number of architectural practices, ranging from large group home builders to small architectural groups. As a qualified licensed building practitioner in design and previous experience as a Homestar Assessor and the Superhome Movement, Nathan oversees consenting throughout the country.

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## Meet the Property Consultants Team

### Stephen Pike

*Property Consultant*

Stephen has over 15 years experience in property sales and has helped over 1000 customers either invest or own residential real estate. Stephen's professional approach and strong knowledge of market opportunities, ensures that his customers get the best advice and information to enable a sound decision is made. Achieving financial security for his customers is of utmost importance.



### Matt Withington

*Property Consultant*

As a licensed builder, experienced new-home consultant, homeowner and property investor, Matt brings a wealth of technical know-how to the Williams Corporation team. Matt has a trusted reputation, built on positive communication and assists customers with options that will perform best now and into the future. Matt genuinely loves talking about property and is passionate about helping people achieve their goals.



### Greg Freeman

*Property Consultant*

Greg has 11 years of relevant experience and proven history in directing and selling investment property, helping over 1000 clients from around New Zealand. Greg loves helping others to achieve their dreams and believes with having the right advice, plus the correct structures implemented, these factors are key to making this happen.



### Maxine Thomas

*Property Consultant*

Maxine has over 10 years experience in property investment, including acting as a buyer's agent sourcing suitable property, enabling others to grow their wealth. Prior to property, Maxine travelled the world as a Flight Service Manager. Maxine is extremely passionate about people and property and gets immense satisfaction combining the two together to achieve exceptional results.



### Mitchell Podmore

*Property Consultant*

Mitchell has been in the sales game for 5 years plus 2 years in construction. As a Property Consultant, Mitchell provides a great understanding, by listening to customers' needs, then putting it all together, to provide amazing results. Mitchell is very active, being a competitive cyclist to all kinds of other sports, that provide grounding and knowledge to work hard and achieve great goals.



### Hannah Turner

*Property Consultant*

Hannah is one of our Auckland based Property Consultants and is also responsible for client relationships, general enquiries and assisting with settlements. Hannah graduated from the University of Canterbury with a Bachelor of Arts. Hannah contributes a high level of literacy and communication to the team and is passionate about helping Kiwis gain a firm foothold on the property ladder while ensuring customer satisfaction remains a priority and a point of difference for Williams Corporation.



### Sharaine Barrett

*Property Consultant*

Sharaine has over 10 years experience in the real estate and sales industry. She is very passionate about property and has developed great knowledge and understanding due to purchasing and renovating a number of properties from the age of just 19. Sharaine's consultative approach ensures her clients feel comfortable to make decisions with ease, and is dedicated and committed to creating an exceptional experience when it comes to buying property.



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## Meet the Property Consultants Team

### Dee Bull

*Property Consultant*



As a down-to-earth Mum of five sports-mad kids, Dee is all about community with a huge heart for helping people grow their security. With a background in design and experience in the building/joinery industry, Dee is passionate about sustainable living and all things eco-friendly and energy efficient. Dee's appreciation for clever and innovative spaces means she understands big is not always best, we just need smarter homes for living and to live smarter.

### Scottie Muirson

*Property Consultant*



Scottie has nearly 10 years experience in property investment and sales. Property and finance runs in his blood. Scottie entered the property industry full time after investing in property during his successful and adventurous military career in the Air Force. Scottie is driven to help people achieve their life goals and to be able to live the life they dream of. Scottie loves to assist first home buyers and investors get into the best housing possible.

### Ben Cloake

*Property Consultant*



Ben has over 15 years experience in the sales industry, with a background in solar, insulation, heating and home efficiency. Ben is very passionate about helping first home buyers and investors get onto the property ladder. Ben's collaborative approach helps his clients feel informed to make decisions with confidence.

### Carl da Costa

*Property Consultant*



Carl has over 15 years in real estate sales along with extensive experience as a property investor, business owner, entrepreneur and public speaker. Carl's passion is helping others achieve personal and financial freedom by providing enthusiastic support, encouragement and expertise. Carl's belief is that nothing is impossible by maintaining a positive can-do attitude. Let Carl share his enthusiasm to support your goals and property aspirations.

### Mandi Ussher

*Property Consultant*



Mandi has over 15 years in sales and has focussed her career over the past three years in real estate, working with first home buyers and investors alike. With a creative flair and passion for design, Mandi has previously worked as a kitchen and bathroom designer. Through the consultation processes of creating beautiful interior spaces, it soon became evident that Mandi's greatest enjoyment was derived from the management of relationships with clients and successful outcomes on projects.

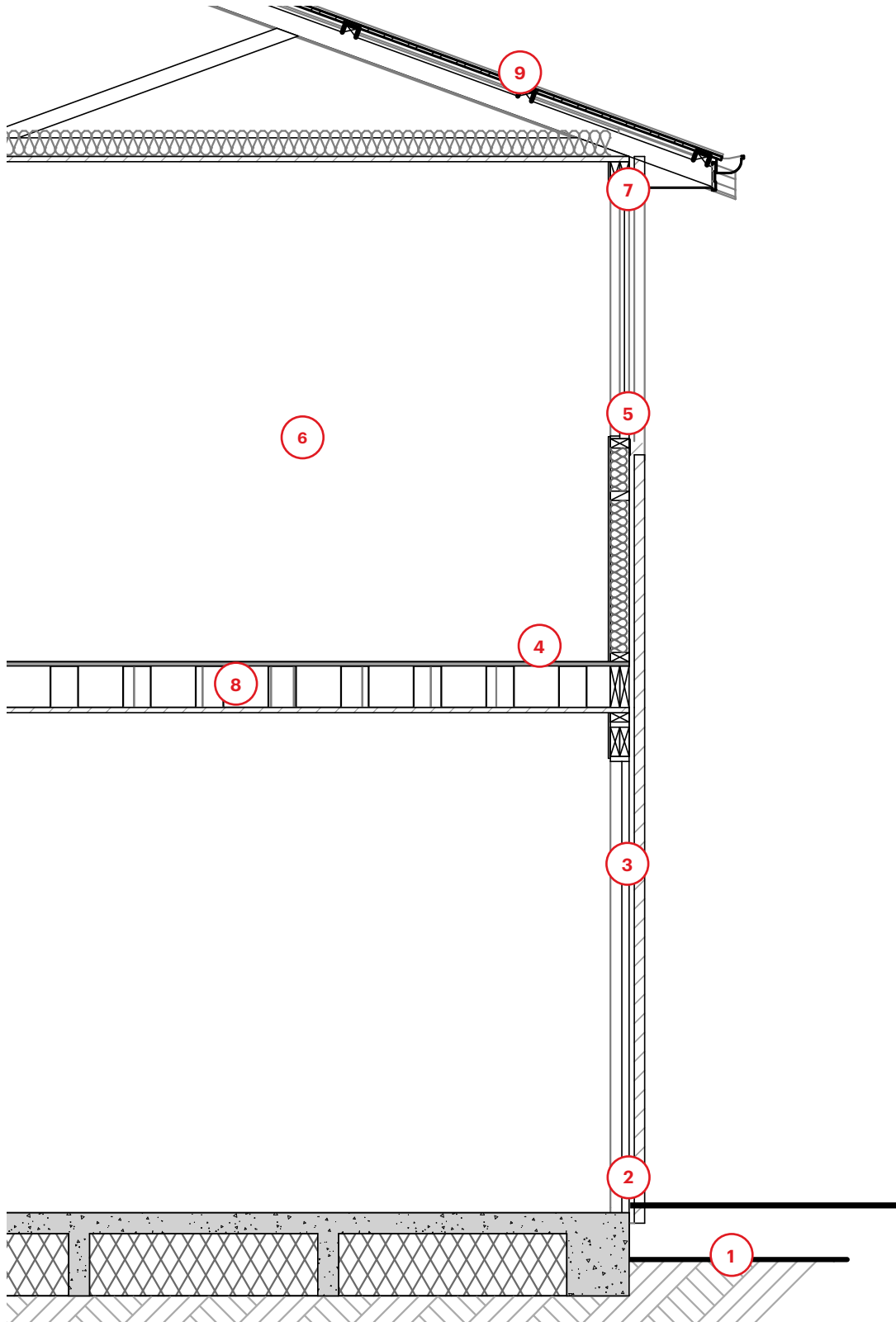
### Henri Loader

*Property Consultant*



Henri has grown up around the building industry all his life and is extremely passionate about it. Henry is a Licensed Building Practitioner with 10 years experience, which includes running his own business. Henri purchased his first house at the age of 19 and wants to help other people realise their dream of being a First Home Buyer or Property Investor. Henry truly believes that Williams Corporation has a product suitable for everyone and genuinely has a sense of responsibility to help clients confidently with their new investment.

# How We Build Homes Better



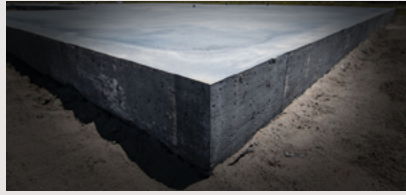
## How We Build Homes Better



1

### Gravel Raft

Soils are stripped down and replaced with compacted gravel, the entire process is signed off and overseen by an engineer. A gravel raft provides a stable platform and strengthens the ground under your home.



2

### Engineered Slab

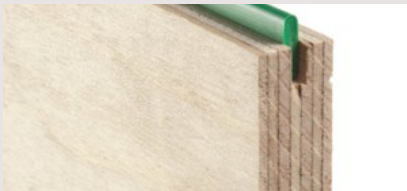
Constructed on top of the gravel raft an engineered slab provides the benefits of the concrete foundation sitting on the ground instead of in it. Constructed with concrete, steel and polystyrene pods, with the process being signed off by an engineer.



3

### LVL Frames

LVL stands for laminated veneer lumber, LVL timber is dimensionally accurate, straighter and meets or exceeds equivalent stress tests when compared to standard SG8 and SG10 pine framing.



4

### Plywood Flooring

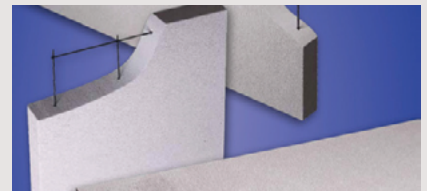
Manufactured from sustainably grown New Zealand Pine, plywood flooring has improved structural benefits when compared with particle board flooring and feels fantastic to walk on.



5

### Insulation

With warm dry homes being paramount for our construction methodology, we use a R3.6 ceiling batt with an R2.2 ceiling blanket on top, providing nearly double the building code requirements. For the external walls, we use a R2.6 wall batt to achieve 30% over building code requirements. With a 70 year product warranty and being owned by CSR Group, we have partnered with Bradford Gold to provide this industry leading insulation solution.



6

### Hebel Intertenancy Wall

Hebel Powerpanel XL is made out of aerated concrete and provides fantastic acoustic and fire resistant properties. This ensures the product separating you from your neighbours is of the highest quality in the market place. Because the Hebel sits between the timber framing you have full use of the intertenancy wall in your home without comprising your fire and acoustic rating.



7

### Solid Air Barrier

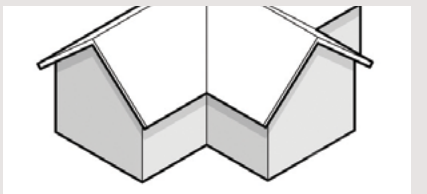
It is no surprise that the building code requires a solid air barrier in extra high wind zones, when compared to building paper a solid air barrier offers a more robust cavity and extra structural bracing on the home.



8

### LVL I-Joists

Manufactured from sustainably grown New Zealand Pine, LVL I-joists are half the weight of conventional softwood joists and are straight, uniform and dimensionally stable. This provides a lighter, stronger midfloor that has less chance of long term deflection.



9

### Safe Building Envelope

All of our homes have longevity in mind, we do not use internal gutters, flat roofs or other high risk design elements. We use leading products both on the walls and behind them to create a low maintenance home that will last the test of time.

Building the Most Liveable Country



# House prices nationwide are tipped to soar by 20 per cent over the next four years

Article originally appeared on [stuff.co.nz](http://stuff.co.nz) on June 16, 2019

After a long overdue pause in the most overheated parts of the market, house prices are again tipped to soar by an average of 18.3 per cent in the next four years.

That is how much Treasury is predicting house prices will rise between now and 2023 - a rise of about \$125,000 on the average residential house values cited by Quotable Value for March 2019.

In Auckland that figure is even higher, adding about \$190,000 to the average house value of \$1.03 million.

For prospective first time buyers like Nelson mother of two Anastazja Fastier, 38, it's putting the dream of home ownership further out of reach.

Fastier said she and her husband had been saving up for a deposit to buy their first home for the past six years.

They've noticed a major increase in house prices in the past three years in the Nelson region where the average house price went from \$350,000 to over \$500,000.

"We've been scratching our heads thinking that maybe if we started saving earlier we would've been on the property ladder three years ago."

She said they are searching for the right house, but noticed that more people are showing up to open homes nowadays.

"I think house prices will increase again when spring comes around. There's going to be a mad rush and panic.

"We may end up having to wait for a few more years before we find the right place," Fastier said.

Stricter rules around foreign ownership and loan to value ratios (LVR) have helped slow growth in recent years.

But in this recent Wellbeing Budget, Treasury forecast a return to large increases over the next four years.

There is disagreement among property experts on how far and how fast prices will rise.

Senior property economist at property data provider CoreLogic, Kelvin Davidson, said if Treasury's forecast was correct, it would reflect growth in regional New Zealand.

Property values in some parts of regional New Zealand are already booming - the latest Real Estate Institute report revealed a new record median price in Gisborne, which recorded a staggering 54.4 per cent year-on-year rise to \$440,000 up from \$285,000 last May. That's a \$155,000 increase, or \$2645 a day.

Median house prices across New Zealand increased by 3.2 per cent in May to \$578,000, up from \$560,000 in May 2018 - and are even stronger once Auckland is excluded, increasing by 7.2 per cent to \$487,770 up from \$455,000 in May last year.

CoreLogic said it preferred to use the House Price Index as a comparison, because it measures the value movement of all properties in an area, not only those that happen to have sold in the month.

By that measure the housing market recorded a "slow and steady" rise of 1.8 per cent year on year, but the regions were still outperforming many of the larger centres. Some of that growth is attributed to an exodus of Aucklanders to cheaper locations.

There are signs, however, that the recent fall in Auckland property values may have been arrested, with property values up 0.5 per cent in May, according to CoreLogic.

Davidson is more cautious than Treasury on how fast and how high prices might rise - but agrees that prices are more likely to rise than fall.

"Even if it's not quite 20 per cent across the mark as a whole, I still anticipate prices rising to some degree," Davidson said.

"The credit environment isn't as easy as it has been in the past, so there are still hoops people have to jump through to get those mortgages and that would be the reason I'd be a bit cautious," Davidson said.

# House prices nationwide are tipped to soar by 20 per cent over the next four years

Article originally appeared on [stuff.co.nz](http://stuff.co.nz) on June 16, 2019

“If you’re a first home buyer or would-be first home buyer who is currently renting and wants to buy – any house price growth is not the greatest for you because it means you’ve got to save that bit more of a deposit.”

“If you’re looking at it from a purely financial point of view, then the incentive is to get in as fast as you can in a rising market.”

However, a house was more than a “financial thing” and other factors had to be taken into account such as budget, location and what felt right for a buyer, he said.

A lot of home owners at the moment were choosing to sit tight and renovate, rather than trade-up, he said.

“Our expectation is that the market ticks along for a year or two, not going too far in any direction – not going down but not going up too strongly.”

Bindi Norwell, chief executive of the Real Estate Institute of New Zealand (REINZ), said Treasury’s forecast was not unreasonable.

The economy was good and despite it being difficult to get funding from the bank, interest rates were low, she said.

With Capital gains tax off the table, people were probably continuing with their purchases, especially investors, she said.

Buying a house was a long term gain so she suggested people took their time and entered the market when it was right for them.

Predicting house prices was extremely difficult, according to Andrew King, executive officer of the New Zealand Property Investors’ Federation.

There were many variables - with human nature being the biggest.

He believed the forecast was on the high side, with properties prices seeming to be stabilising.

King did not think people should panic but suggested it was a good time to get into the market or start looking.

“For people who are investing, there’s not so much competition at the moment,” King said.

“People are in different situations and the type of property you buy varies – you have to think about your own circumstances and take into account the political environment.”

First home buyers are being pushed to the rural outskirts of the region by house prices that refuse to budge, according to data from the Real Estate Institute.

Figures released yesterday reveal a 30 percent increase in first home buyer demand in the Franklin region over the last 12 months. Franklin is a predominantly rural area located at the southernmost edge of Auckland.

House prices have meanwhile stagnated, with a median price of \$860,000 a slight increase of 1.2 percent from 12 months ago.

More than 30,000 people have already left Auckland for other parts of the country for cheaper housing in the four years to 2017.

Economist Benje Patterson said two thirds of the exodus were to Northland, Waikato and Bay of Plenty, he said after publishing a report on the topic.

Aucklanders heading to the regions caused an increase in property prices in regional New Zealand, but they would also be spending money and adding to the local economy, Patterson said.

A lot of people moving were young and “industrious” with working years ahead of them, he said.

This would keep regional enterprises going in regions where there was an older workforce, he said.

“There is a net benefit for districts even though there is an increase in cost of housing in the short run,” Patterson said.

Patterson encouraged people to not be shortsighted in their decisions and to think about making a “sustainable life choice” instead of just looking at cheaper house prices, he said.

# A Big Problem We Are Solving...

## An Opinion by Matthew Horncastle, Managing Director

There is a big problem and culture shift across the Western World, but especially strong in New Zealand. This big problem is long term and will take generations to resolve.

- 
- |  |  |
|--|--|
| › People are wanting a lower mortgage, so they can invest more in the things that stimulate them emotionally, mentally and spiritually | › People want a lower environmental impact   |
| › We are having smaller families   | › People want to spend less time commuting   |
| › There are more single people   | › The cost of land and construction continue to rise   |
| › People want higher quality homes   | › Trending loneliness, when people want stronger communities   |
| › There is a waiting list of migrants wanting to move to New Zealand   | › Global population will exceed 11 billion before the end of the Century                                 |
| › There is poor quality housing in existing suburbs that need replacement  | › The Cities are attracting the majority of population growth  |
| › We have accepted an inefficient standard of housing as the norm  | › People with money, want a better return than the Banks offer and tenants want a rental they can afford |
- 

**We feel our homes do an amazing job of helping this big problem and really appreciate our customers for being the solution.**



# Why Buy in Auckland?

## What the Property Market Holds in Store for 2019

Article originally appeared on nzherald.co.nz on December 29, 2018

Auckland home buyers need to get in quick - city house prices could leap to record highs by this time next year, one property pundit predicts.

Infometrics economist Paul Barkle says that while Auckland house prices have stagnated for close to two years they are set for an almost 10 per cent jump next year followed by sustained increases through to mid-2022.

Behind the forecast price rise is an acute shortage of houses. By Barkle's estimate the city needs at least 45,000 more homes.

But the news is not so rosy for homeowners outside the Super City, with national prices poised to ease next year from current record highs.

"By the end of next year we expect house prices in Auckland to be 9 per cent higher than in December 2018 compared to a slight decline in national prices of roughly 1 per cent over the same period," Barkle said.

Should Barkle's forecast play out, it would push Auckland property values to new highs.

Last month, the city's median price reached \$867,000 - or 3.7 per cent below the record price of \$900,000 set in March 2017, according to the Real Estate Institute of NZ.

National house prices, meanwhile, are already at record highs with a November median price of \$575,000.

Not all pundits agree with Barkle's upbeat forecast.

Devon Funds managing director Slade Robertson said New Zealand's housing market was due for a fall, with the real question being: 'Will it be a crash or a correction?'

He said strong economic growth since the Global Financial Crisis had been driven by central banks cutting interest rates and printing money.

This access to cheaper loans helped send house prices skyrocketing in many Western countries, including New Zealand where Kiwis have become so heavily mortgaged that they labour under a household debt to income ratio of 166 per cent.

Robertson noted that the growth cycle had turned in Sydney, Melbourne, London, New York and Vancouver where property prices were falling.

If this sag in investor confidence hit New Zealand and combined with rising interest rates, then the housing market could take a slump as Kiwi families falter under their high debt loads, he said.

Dominick Stephens, chief economist with major bank Westpac, also believes a fall could be coming.

He said while there had recently been a small uptick in Auckland prices due to buyers having access to record low interest rates, his team "unambiguously" anticipated this would be temporary.

"Later next year, changing tax policies will impact the market, and we firmly anticipate that house prices will fall when mortgage rates (eventually) rise," Stephens said.

OneRoof editor Owen Vaughan also believed the greatest risk to prices could come from the introduction of new taxes.

"The big unknown for Auckland, and the rest of the New Zealand, is whether the Government will apply a capital gains tax across the board and remove the current tax breaks property investors enjoy," he said.

"Both moves could suck the oxygen out of the market."

Nick Goodall, head of research for analysts CoreLogic, on the other hand, expected prices to gently rise across New Zealand by between 3 to 5 per cent next year.

He said Government moves to ban foreign buyers, impose new taxes on home owners and ensure landlords spent money on their properties so they were healthy and warm for tenants all acted as brakes on house prices.

However, he tipped these would be offset by continued low interest rates in 2019, a slight loosening on lending criteria allowing banks to more easily approve home loans and Auckland's continued undersupply of housing.

The key thing to watch would be whether new Government taxes and regulations drove property investors out of the housing market or not, he said.

James Wilson, valuation director for analysts Valocity, echoed this sentiment, saying he expected Auckland property values to remain subdued in 2019.

"Overall value growth will be in line with what we saw in 2018 - between 1 per cent and 2 per cent," he said.

"However, we may see more growth in fringe suburbs and in certain sub-markets, such as flats and apartments, which are comparatively more affordable than other property types."

# Williams Corporation Warranty and Maintenance

On all new homes that Williams Corporation build, we offer a 1 year defects period and a 10 year structural warranty, pursuant with the Building Act. Williams Corporation is a company that will be around for a very long time, with large amounts of capital and assets being held in our development entity. We make a promise to our customers that we only buy reputable brands from reputable suppliers, who carry their own strong warranties.

When you purchase a property, you will be given a Warranty and Maintenance Book. This Book details and explains all the products and systems involved in building your property and what warranty they carry e.g. roofing has up to a 30 year warranty, Hebel cladding has up to a 20 year warranty and outdoor handles have up to a 10 year warranty.

## **Why do Williams Corporation not use a Master Build Guarantee?**

We've previously been involved with Master Build and although we acknowledge it has some fantastic points, it is more designed for the build contract market. As we do not take progress

payments, the deposit is held in a Solicitor's trust account and our customers have a final inspection before settlement, the Master Build Guarantee was not the right structure for our business.

## **How do I get my maintenance completed?**

Make direct contact with any of the companies mentioned in your Warranty and Maintenance Book. The Book is designed for you to be able to easily complete any maintenance. Alternatively, you may contact Williams Corporation at any time-details below. For the first year we will correct any defects, plus the property is covered under a 10 year structural warranty. Further details about this Warranty can be found in your Agreement for Sale and Purchase.

**Phone:** +64 3 260 0604

**Email:** [office@williamscorporation.co.nz](mailto:office@williamscorporation.co.nz)

**We know you'll be happy with the systems we have put in place because we appreciate all our customers.**





# The Differences Between a Residents Agreement and a Body Corporate

(for information purposes only)

## Residents Agreement

Townhouses, on Fee Simple Titles, are a safer and better long term ownership/investment, when there is a Residents Agreement in place.

### Reasons to have a Residents Agreement

**Insurance:** The Residents Agreement ensures there is an insurance policy in place for each home, each year. There can be significant savings by getting the homes insured through the same Insurance Broker/Company.

**Future Maintenance:** The Residents Agreement's purpose is to ensure any common areas are maintained and repaired, to protect the value of the homes throughout their life. The common areas can include walkways, access areas, fences, gardens and sometimes rubbish bins. The Residents Agreement details each owner's obligations in relation to any retaining walls and building elements.

### Benefits of a Residents Agreement

A structure is set up, in advance, to control the insurance and future maintenance of the common areas and visual areas. Funds are put aside, in advance, to pay for these.

### How does a Residents Agreement Work?

The Residents Agreement states what is to be done.

The Residents Agreement requires a common account to hold any funds for future repair and maintenance of any common areas.

The residents vote, using a majority vote, at an annual meeting of the residents.

## Body Corporate

Apartments, are titled as Unit Titles and by law, require a Body Corporate Management Agreement.

### Purposes of a Body Corporate

**Insurance:** The Body Corporate is responsible for the insurance of the building, as well as any common areas.

**Future Maintenance:** The common areas include the maintenance and repair of walkways, access areas, fences, gardens and sometimes rubbish collection and sometimes access lighting. Other areas of maintenance are visual areas such as walls and roof of the building and sometimes retaining walls.

**Compliance:** Compliance is required for the building, such as access and fire compliance requirements.

### Benefits of a Body Corporate

A structure is set up, in advance, to control the management of the insurance and any common areas and for visual areas such as cladding of buildings. Funds are put aside, in advance, to pay for these.

### How does a Body Corporate Work?

The rules are stated in a Body Corporate Agreement.

The Body Corporate annual costs are shown in the Body Corporate Agreement.

The Residents generally meet on an annual basis and can vote and agree to use a different Body Corporate management. Residents can also vote on the matters that affect them.

# How to Purchase a Property from Williams Corporation

**Williams Corporation is extremely fast growing because of our honesty and integrity, plus our very simple process to purchase our properties, which is detailed below:**

1

Contact your Sales Agent or a member of the Williams Corporation Team to confirm availability of the specific property.

---

2

Once you have selected a specific property, you are then provided with an Agreement for Sale and Purchase of Real Estate ("Agreement") (this is the approved Real Estate Institute of New Zealand and Auckland District Law Society form of Agreement used when purchasing residential property in New Zealand) and guided through the signing process.

---

3

Once all parties have signed the Agreement, you then have 10 working days to conduct any due diligence and obtain finance. During the 10 working days, you need to correspond and obtain advice from your lawyer, accountant, property manager etc regarding the proposed purchase. If any queries arise, Williams Corporation are here to assist you. Just let us know the information - you'll be surprised by all the ways we can help. If you are not satisfied, you may cancel the Agreement, for whatever reason, with no questions asked.

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4

If you are satisfied, the Agreement is confirmed, then the required deposit becomes due and payable.

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5

Once the property is completed and settled, Williams Corporation will be proud to provide you with your new property.

**WILLIAMS CORPORATION** 

The Residential Property Developer

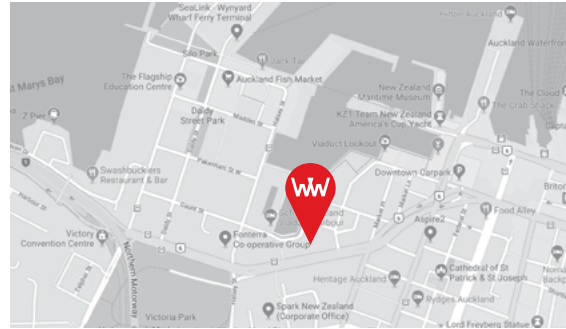
## With Limited Options Available, Make Sure You Enquire Today



### Christchurch Office

Level 3, 79 Lichfield Street,  
City Centre, Christchurch 8011

**Phone** 03 260 0604



### Auckland Office

Level 3, 12 Viaduct Harbour Avenue,  
Auckland Central, Auckland 1010

### Contact one of our Property Consultants



**Stephen Pike** +64 27 524 5002  
stephen@williamscorporation.co.nz



**Greg Freeman** +64 21 220 9290  
greg@williamscorporation.co.nz



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[williamscorporation.co.nz](https://williamscorporation.co.nz)

Building the Most Liveable Country

## Testimonials



Reviews taken from Google.

The game changers. Making likely the biggest positive impact in the housing sector in NZ. Well done. With their amazing quality at the most affordable level, delivered in a straight up, no nonsense manner, it's not surprising. You can't go wrong. 5 stars++.

— *Steve Rolston*

I have dealt with Matthew and Blair on different occasions and have found them very approachable and down to earth. I strongly believe in their vision in building Christchurch a very affordable place for home buyers. The quality of their build is very solid, design is quite modern and I will personally recommend anyone to buy a property through them.

— *Nathan Miglani*

As a supplier to the Williams Corp team we have found them great to work with! Love what they are doing to our city, they are helping to make the city better than it ever was. They use high quality products and are always striving to find new products and innovative ways to build better homes but also working hard to keep the price affordable. Well done team.

— *Nathan Moore*

Truly a world class organization. Their loyalty to their craft, artistry, Market knowledge, skill, and customer service is second to none. I've done a lot of Business internationally with many different companies and I couldn't speak more highly of Matt/Blair and the team at Williams Corp.

— *Marcus Frisby*

I have Always found this company to conduct themselves and build their properties to a very high standard. They make a priority in making sure both their housing and customer service is the optimum. Great people that go above and beyond and so very personable as well.

— *Yvonne Wallis*

A property development company that captures all levels of generations and provides unique innovative design of central city accommodation. The 2 Masterminds behind this are Matt and Blair, who have great passion in living in the Christchurch city CBD. With some anchor projects finishing, their projects are likely to prosper and re-breathe new lives into the Garden City.

— *Pleayo Tovaranton*

Great team, great product, great passion. Their amazing success is not an accident and they deserve to do really well. Keep it up.

— *John Lodge*

Recently attended a public presentation by Matthew and Blair. A couple of young guys with a great vision. They spoke from the heart and shared personal highs and lows. Insightful to understand their view point - very impressed.

— *Craig Haywood*

Great team to work for, love seeing what they're doing around Christchurch. Exceptional businessmen that really know what works. And love to get behind a good cause too! Thanks for your sponsorship of our team in the 2019 Relay for Life, raising money for Cancer Society.

— *Zoe Robertson*

**WILLIAMS  
CORPORATION** 

The Residential Property Developer

# Here's How New Zealanders Get Rich

Article originally appeared on [stuff.co.nz](http://stuff.co.nz) on February 26, 2019

Property investment is probably the closest anyone can get to a legitimate “get rich quick” scheme.

It's generally not all that quick to begin with, but once the returns start rolling, investors increase their net worth at speed.

Success often goes something like this: You save a deposit to buy an investment property (or use the equity in your own home). You ride the wave as property values rise and give you more equity, or you renovate and add value to the place yourself.

You then use the equity in that property to buy another, then possibly another.

There are risks, of course. The market could tank and you could be left holding houses that are worth less than the mortgages you owe against them. You might have dodgy tenants trash the place.

But it's the main way that most New Zealanders get from “average” to “pretty well-off, thanks for asking”.

Of the top 20 people on New Zealand's rich list, almost half built their wealth through property investment.

Among them is Sir Michael Friedlander, worth \$1.85 billion with an “empire of office buildings, retail strips and industrial properties,” according to the Rich List.

Even Rod Duke, who is better known for his investment in retail business Briscoe Group, owns \$50 million of residential and commercial property.

## WHY?

Property is such an effective route to wealth because you don't always have to have a lot of money to start off with.

Unlike shares, which you generally buy outright, you can borrow a significant amount against a property.

That leverage brings risk - if you had a 10 per cent deposit and prices fell 10 per cent, your money would be wiped out.

But it also amplifies gains. If you had bought a median-priced Auckland house in 2012 with a 10 per cent deposit, you'd have turned that \$55,000 deposit into \$300,000-odd of equity.

Economist Brad Olsen, of Infometrics, said people who hit major financial success usually did so via property or a successful business. But starting a business is less accessible to most.

“A small business is also a lot more intensive in terms of workload - you have to continue to innovate, otherwise you'll be left behind or a competitor will muscle you out, and to be fair you also need a dose of luck with business generally. Whereas with housing you can simply just sit there and watch it increase in value - in a growth market - after you've invested.

“The effort to reward ratio is a lot lower for housing, so it's simpler to invest and make good returns for limited effort compared to small business.”

He said many people felt there was more domestic control over housing than other forms of investment, such as buying shares.

“Housing is driven by local construction, bank lending and the like, whereas stock markets can shift based on sentiment and a critical news story.”

Olsen said the stock market crash of 1987 had influenced a generation of New Zealanders away from shares.

“They were uninformed about shares then and made bad investment decisions, are still uninformed about shares, but feel that they understand property much better, or at least feel they have better information or control over their investment.”

But investor Graeme Fowler, author of *20 Rental Properties in One Year*, cautioned there was a lot to learn about investing. “There are a lot of potential things that can go wrong. If you look at any product, service, industry, there are people that become multimillionaires through it and also those that don't do well or even lose everything.”

## WEALTH CREATION

Mortgage adviser Glen McLeod, of Edge Mortgages, said there was a “direct correlation” between property investment and wealth creation.

“The wise investor tends to know when to purchase and collect property. They also know when to develop and sell to continue to be able to grow the portfolio. Not every investor understands what is required to build wealth.

“I believe that property has been for a long time the best way to build wealth. When the market has dips and recedes, the investor can ride it out with time and continue to grow the asset value.”

He said the most important thing was to reduce debt and have strong cash flow to enable the portfolio to continue to grow.

## WOULD A CGT CHANGE ANYTHING?

McLeod said he was unconvinced that a capital gains tax, as recommended by the Tax Working Group, would mean any fundamental change.

“It may just be a mindset change, and realising that paying tax on profit would now be part of the state rug. If losses are ring-fenced to the company that may yet offset any tax liability faced. I'm personally not a fan of CGT. I feel that if a New Zealander works hard to get ahead and builds wealth by working hard and taking a risk to invest in property and uses their income to reduce debt and see their capital value grow then those are the perks of working hard.”

Olsen said it should not be assumed a lack of capital gains tax was what had fuelled investment in property.

“Investing in property in New Zealand is often seen as a final nest egg people can invest in. It's viewed as more secure.”





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The Residential Property Developer