

41 Gracefield Avenue

Christchurch Central

One Bedroom Townhouses with On-Street Carpark

Building the Most Liveable Country



WILLIAMS
CORPORATION 

The Residential Property Developer

41 Gracefield Avenue

Christchurch Central

One Bedroom Townhouses with On-Street Carpark

Affordable City 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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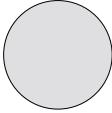
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Building the Most Liveable Country


Design


We are very proud of the design appeal of this development. With a combination of feature Schist Brick (The Brickery) coloured Black Mountain and Hebel coloured Dulux Mt Aspiring Half, extensive landscaping with beautiful cherry blossoms and elegant pergolas identifying your formal entrance way. This simple yet tasteful design is market leading with Townhouse construction. Resulting in a highly appealing visual aspect, while maintaining extreme functionality and low maintenance.

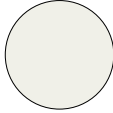
External Colours


- 

Hebel (Main Cladding)
Dulux Mt Aspiring Half
- 

The Brickery Schist feature
Black Mountain
- 

Windows, Front Door
Matt Black
- 

Roof, Fascia, Gutter, Downpipes
Black / Ebony
- 

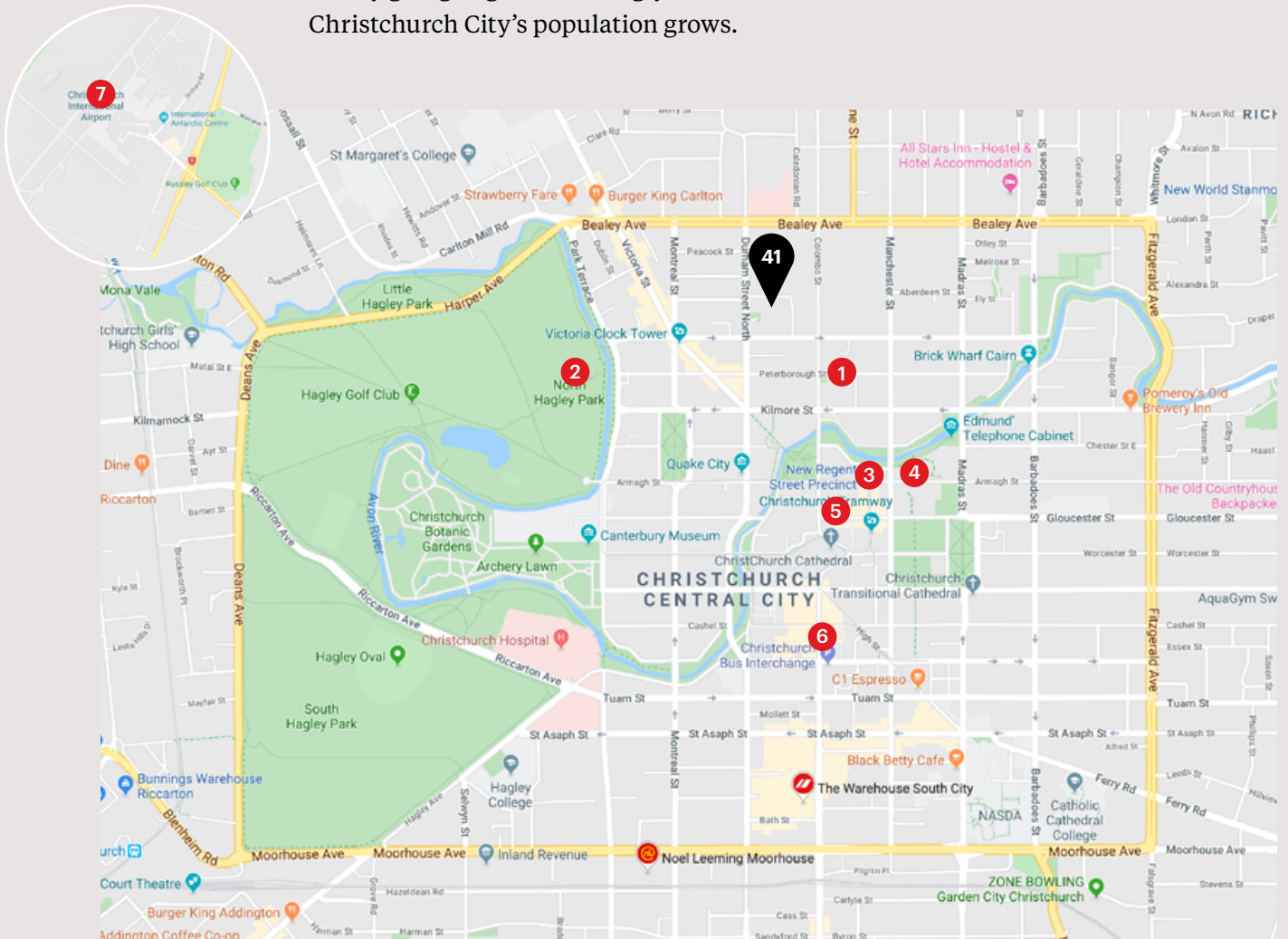
Soffits
Resene Half Black White
- 

Pergola
Timber with galvanised steel brackets, both painted black



Location

Located on Gracefield Avenue, within the Four Avenues, these Townhouses are walking distance to New Regent Street, Margaret Mahy Family Playground, Christchurch Central and many other amenities. It is with no doubt that finding new homes at an affordable price point is only going to get increasingly harder as Christchurch City's population grows.



What's nearby?

- 1** Fotré Hospital **500m**

- 2** Hagley Park **750m**

- 3** New Regent Street **1km**

- 4** Margaret Mahy Family Playground **1.1km**

- 5** Tūranga Library **1.1km**

- 6** The Crossing **1.6km**

- 7** Christchurch Airport **9.5km**

Landscape Plan



Survey Plan



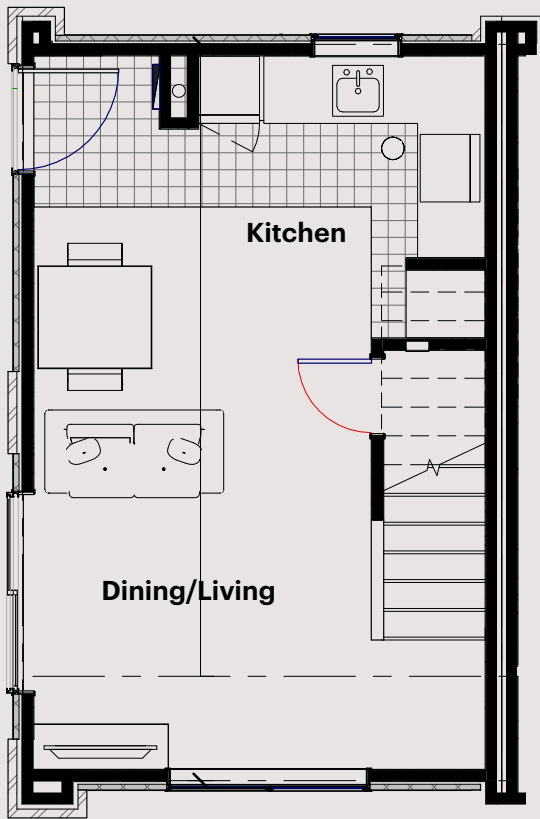
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Floor Plan(s)

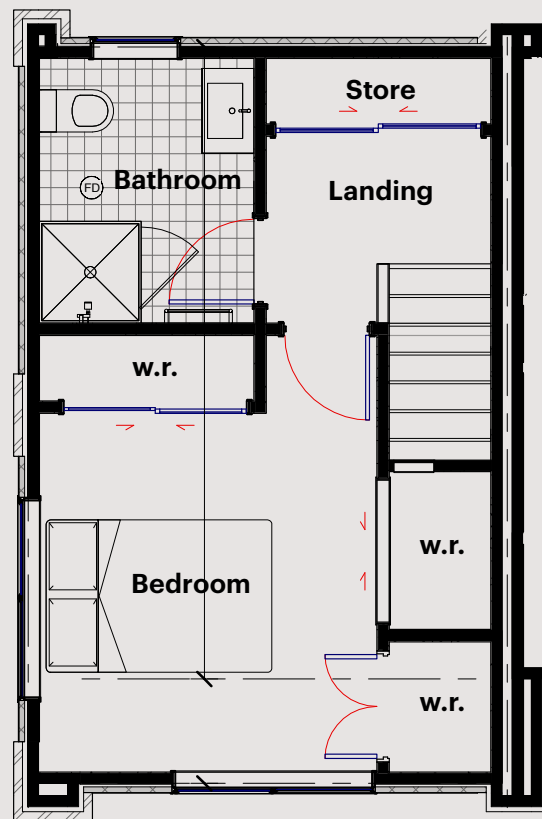
The open plan nature of the kitchen, living and dining provides everything you need for comfortable living. Our extremely functional kitchen will impress, which also includes a combination washer/dryer. There is a large storage space conveniently located under the stairs.

Upstairs is 1 full size bedroom, which includes a large built-in wardrobe. Also upstairs is a full size bathroom.

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.



Ground Floor



First Floor

**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.

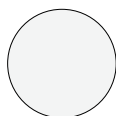
Finishing with European tiles, washable paint and upgraded magnesium oxide flooring, giving the first floor that concrete feel. All our products are purchased from large industry leading companies, to ensure reliability and quality.



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.



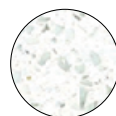
Tiles



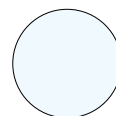
Carpet



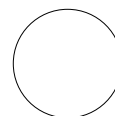
Kitchen
Cabinetry



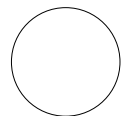
Kitchen
Bench



Splashback



Ceiling/
Trim/Doors/
Walls



Blinds

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Build Specifications

Specifications, Colour Schedule and Chattels List

General Specifications

Internal Doors Paint finish flush panel MDF doors Gib sliders to robes

Entry Door Latitude panel

Hardware Schlage

Windows Double glazed, powder coated aluminum

Electrical LED lighting, sockets, general connections, phone and tv jacks, heated towel rails and bathroom fans.

Heating Fujitsu 5kw heat pump

Water Heater 180L hot water cylinder

Paint Resene Spacecoat

Roof .4mm Colour Steel corrugated roofing

Fascia Colour Steel

Gutter Colour Steel

Downpipes Colour Steel

Cladding Combination of feature Schist Brick (The Brickery) and Hebel

Interior Lining

Insulation Batts R 2.6 wall batts, R 3.6 ceiling batts

Gib Walls and ceilings, standard gib to engineer requirements

Gib Stopping Level 4 finish, square stop to ceiling

Skirting and Architraves MDF 60mm square finish skirting, 40mm square finish architraves, pine skirting to wet areas

Kitchen

Oven Fisher and Paykel 60cm built-in oven

Hob Fisher and Paykel 60cm ceramic cook top

Dish draw Fisher and Paykel stainless steel dish draw

Rangehood Fisher and Paykel built in Power Pack

Washer/Dryer Fisher and Paykel Washer/Dryer Combo

Refrigerator/Freezer Haier Top Mount

Microwave Fisher and Paykel 60cm Built-In Combination

Bathroom

Shower Acrylic shower tray, tiled walls

Vanity Brighton 900mm wall hung vanity white gloss

Heating Chrome heated towel rail

Mirror Mirror over vanity

Tapware Metro series basin, shower, kitchen mixer

Toilet 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 Combination of feature Schist Brick (The Brickery) coloured Black Mountain and Hebel coloured Dulux Mt Aspiring Half

Roof, Fascia, Gutter, Downpipe colour Black/Ebony

Soffits Resene Half Black White

External Joinery and Front Door Matt Black

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

Oven

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Price List

Unit Number	Number of Bedrooms	Number of Carparks	Internal and Outdoor Measurements	Site Measurements	Price
Unit A	1	0	54m ² (internal) 38m ² (outdoor)	116m ² (100m ² net)	\$470,000
Unit B	1	0	56m ² (internal) 25m ² (outdoor)	80m ² (69m ² net)	\$465,000
Unit C	1	0	56m ² (internal) 25m ² (outdoor)	80m ² (69m ² net)	\$465,000
Unit D	1	0	56m ² (internal) 25m ² (outdoor)	80m ² (69m ² net)	\$465,000
Unit E	1	0	52m ² (internal) 24m ² (outdoor)	77m ² (67m ² net)	\$465,000
Unit F	1	0	54m ² (internal) 27m ² (outdoor)	88m ²	\$470,000

Rent Appraisal



Rent Appraisal for Units A – F, 41 Gracefield Ave, Christchurch Executive One Bedroom Townhouses

17 February 2020

41 Gracefield Ave, Christchurch Central is a premium city location, a short walk or cycle ride to all amenities that the city center has to offer. Below is our rental assessment of Units A – F:



Features of this property will include: sophisticated construction with white weatherboards contrasting against schist columns; open plan kitchen / dining / living on the ground floor; a spacious bedroom upstairs with a large built in wardrobe; ample storage; courtyard with a garden shed.

Current rental market in Christchurch Central – 1 bedroom dwellings of a comparable standard listed on Trade Me:

Unfurnished		Furnished	
5/246 Manchester St	\$465	12/41 Cambridge Tce	\$480
303/272 Barbadoes St	\$410	79/36 Welles St	\$460
104/420 Hagley Ave	\$400	7/305 Madras St	\$450

Market rent data from Tenancy Services 01 August 2019 – 31 January 2020

1 bedroom apartment in Christchurch Central / Hagley
 Median rent: \$385 Upper Quartile: \$422

Based on assessing the property details and the market rent analysis, we appraise the rent at:

One Bedroom Townhouse	Unfurnished whiteware included	Furnished
41 Gracefield Ave	\$400 - \$430	\$450 - \$490

With over 60% of our properties being in new developments, Max Property Management has an excellent track record in bringing multiple units simultaneously to the rental market without compromising vacancy rates, rental yield, or tenant quality. We are hands-on property managers and do not charge commission on maintenance.

Please note this rental appraisal does not constitute a valuation.

Yours sincerely

Rachel Hurford
 Property Manager / Director
Max Property Management Ltd
 021 125 9767
 rachel@maxproperty.co.nz

Max Property Management www.maxproperty.co.nz tel 03 337 3132 PO Box 12016 Christchurch 8242

we take maximum care

Building the Most Liveable Country

Rent Appraisal

Rental appraisal



Property address: 41 Gracefield Avenue
Suburb: Central City
Bedrooms in main dwelling: One double
Bathrooms: One
Carpark: None

Main Features:

Constructed from sophisticated and smart Hebel block with schist features and timber pergolas, this townhouse is nicely located inside the sought after and popular four avenues in Central Christchurch. Double glazed and fully insulated with heat pump keep this property warm, with quality materials, fixtures and fittings and Fisher and Paykel appliances.
Open plan kitchen/dining/living on the ground floor with built in laundry.
Upstairs includes one generous double bedroom with a large built in wardrobe, with a full sized, fully appointed bathroom. Additional storage space in the generous storage cupboard on both levels.
Good sized, low maintenance, fully fenced and private courtyard including small garden shed.

Appraised rent range: \$390 - \$420 per week (approx.) Unfurnished
\$440 - \$470 per week (approx.) Furnished

Lisa Taylor
christchurch@inspireproperty.co.nz
0272032421
Property Manager
Inspire Property Management Ltd

DISCLAIMER -While care has been taken in the preparation of these, this appraisal is an indication of the rental value based on the information received and the judgement of the Property Manager. Neither the company nor the Property Manager accepts any legal liability for same.

Inspire Property Management Limited | P.O. Box 17251 Greenlane - Auckland 1546
Head office – 185D Marua Road, Mt Wellington – Auckland | inspireproperty.co.nz

Airbnb Appraisal

17th February 2020



Williams Corporation Ltd

Thank you for allowing me to provide this Airbnb Appraisal for the properties at 41 Gracefield Ave, Christchurch. These townhouses are ideally suited to the tourist and local business traveller market with convenient access to office buildings, tourist highlights, bars/restaurants and the many cafes the city has to offer.

It is becoming very popular for investors to enter the Airbnb market as the returns can often be much greater than long term residential tenancies. This is because the property is let out on a nightly rate rather than a weekly one. We are able to provide a service which enables you to get this result without having the stress of handling guests and managing bookings which can be rather labour intensive.

We anticipate the properties above being able to achieve the following nightly rates:

One Bedroom, (one bathroom) two storey units

Units A - F

\$100-\$120 per night with Winter receiving approximately 80% occupancy (\$560-\$672) and Summer receiving approximately 95% occupancy (\$665-\$798).

As guests only occupy the property for a few days at a time it is far less likely to suffer the long-term wear and tear that a long-term residential property might receive.

It would be a pleasure to assist you with the management of your investment property. Please feel free to get in touch to discuss how this could work for you.

Warmest Regards

Tony Wylie and
your GreetMe Team!

PH: 022 699 3684 EM: info@greetme.co.nz WS: www.greetme.co.nz FB: [Facebook/greetmeNZ](https://www.facebook.com/greetmeNZ)

Airbnb Appraisal



About Williams Corporation

Williams Corporation do property development and investment in Auckland, Wellington and Christchurch. Our well-built townhouses and apartments are the future of New Zealand housing and a desirable solution to the housing crisis. Williams Corporation see both Auckland,

Wellington and Christchurch as world class cities with exceptional value moving forward. We are committed to building Auckland, Wellington 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.

Matt Egan

Fund Manager



Matt has been involved in the Banking industry for approximately 35 years. Over that period of time, Matt has assisted numerous people and businesses obtain their financial goals through funding their projects. Matt's experience has provided him with a great understanding of the value of money and how important money is for people in assisting with their wealth creation. Matt has created a large network of clients from a trusted reputation and by assisting clients to be financially stable through prudent investing.

Dan Drum-Molloy

Project Manager



Dan has nearly 10 years experience in the building industry, with the last 6 years in managing and building high quality multi-unit developments. Dan is a licensed building practitioner who loves overseeing projects at a high standard from start to finish.

Building the Most Liveable Country

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.

**Katya
Young**

Property Consultant



Katya has extensive experience in sales across a range of high-pressure industries. Katya has worked in real estate for four years and is passionate about property and helping her clients navigate the property ladder or to add to their investment portfolio. Katya is known for her enthusiasm and down-to-earth, yet high energy approach. Katya is a mother of young twin boys and loves a busy action-packed lifestyle! Katya is dedicated to providing the best customer experience for her clients, making sure they are confident and well informed throughout the buying process.



The Residential Property Developer

Andrew Patterson

Property Consultant



Andrew has spent the last 20 years around property and design. With a background in architecture, a Bachelor of Architectural Studies and a passion for home renovations, it was certainly the perfect preparation for a career move into real estate a few years ago. One of the key aspects of Andrew's philosophies is his desire to create honest relationships, deal with everyone in a friendly and polite manner and show respect to new and valued clients. With an intention to be in real estate for many years to come, Andrew has set his ambitions high for growing his client base.

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. Henri 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. Henri 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.

Stuart Fletcher

Property Consultant



Stuart has built a sound reputation as a building surveyor, project manager and is highly regarded as a post-quake property specialist. Stuart's depth of knowledge, perspective and experience in all things property ensures value for clients.

Stacy Zhao

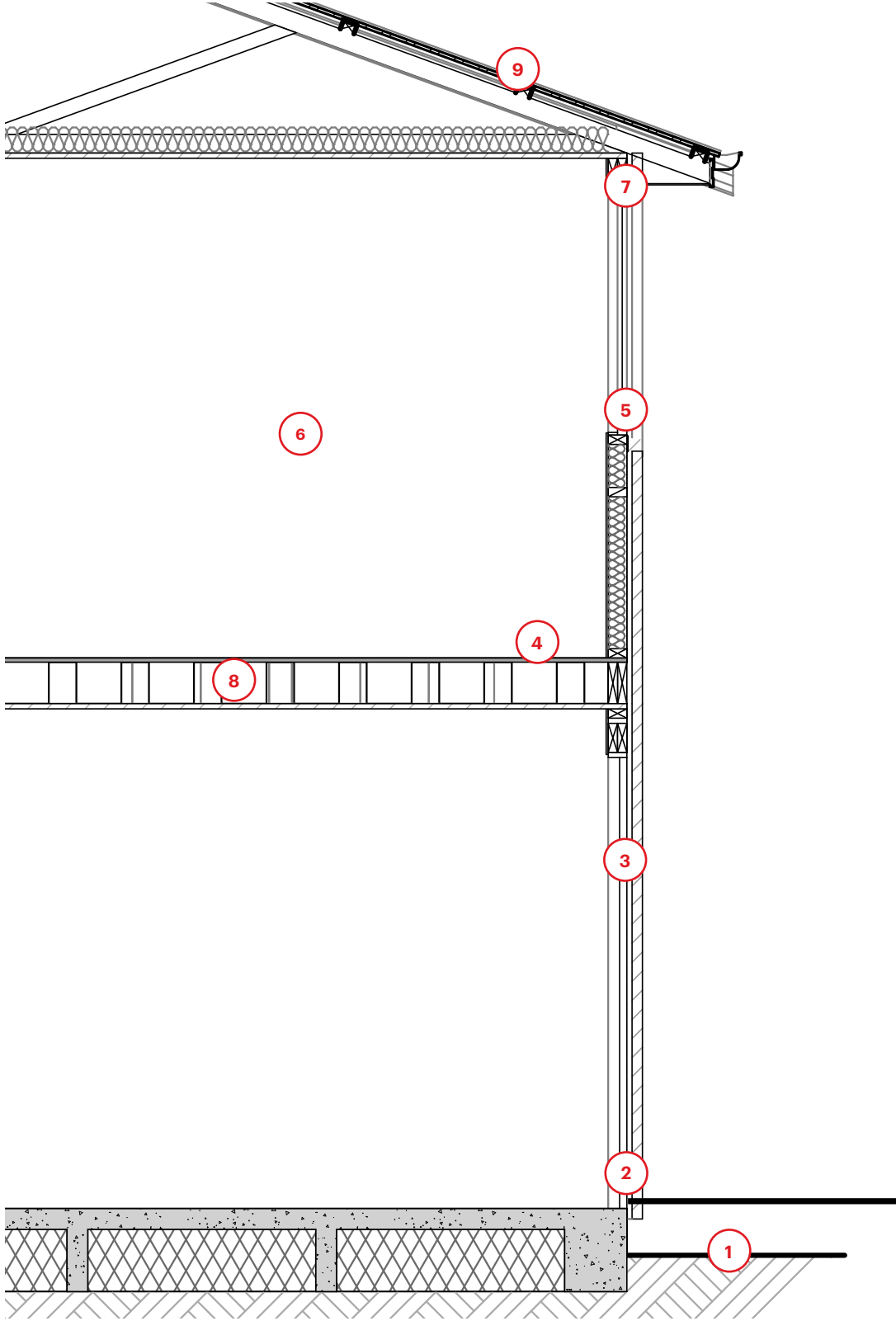
Property Consultant



Stacy has comprehensive marketing experience in both residential and commercial areas and a strong background in overseas education. Stacy demonstrates efficiency and innovation in sales management, promotional activity and marketing research. Stacy builds great relationships with clients and delivers exceptional investment solutions. Stacy's outstanding decision skills and proven ability of thinking strategically, ensure a consistent and ongoing high level of service.

Building the Most Liveable Country

How We Build Homes Better



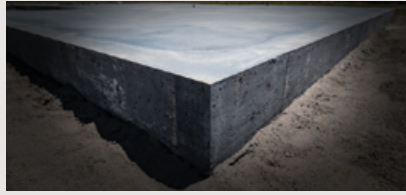
How We Build Homes Better



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

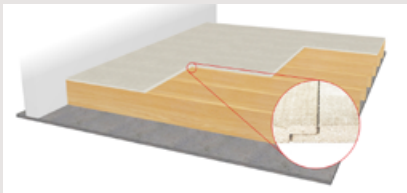
Constructed on top of the gravel raft an engineered slab provides the benefits of the concrete foundation sitting on the ground instead of in it. Constructed with concrete, steel and polystyrene pods, with the process being signed off by an engineer.



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

Maglok Dragonboard Flooring

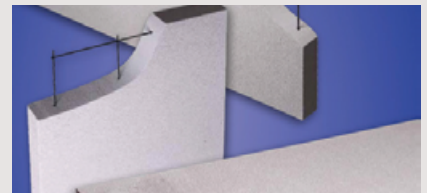
Constructed out of magnesium oxide, MagLok Dragonboard Flooring has a concrete like feel, can't squeak and has higher fire and water resistance when compared to particle board.



5

Insulation

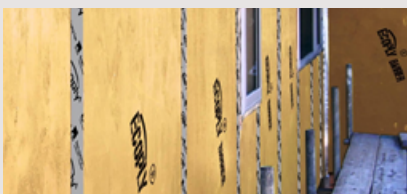
With warm dry homes being paramount for our construction methodology, we use a R3.6 ceiling batt with an R2.2 ceiling blanket on top, providing nearly double the building code requirements. For the external walls, we use a R2.6 wall batt to achieve 30% over building code requirements. With a 70 year 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

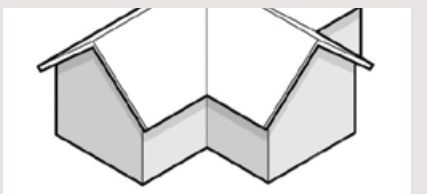
It is no surprise that the building code requires a solid air barrier in extra high wind zones, when compared to building paper a solid air barrier offers a more robust cavity and extra structural bracing on the home.



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 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 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
 - › We are having smaller families
 - › There are more single people
 - › People want higher quality homes
 - › There is a waiting list of migrants wanting to move to New Zealand
 - › There is poor quality housing in existing suburbs that need replacement
 - › We have accepted an inefficient standard of housing as the norm
 - › People want a lower environmental impact
 - › People want to spend less time commuting
 - › The cost of land and construction continue to rise
 - › Trending loneliness, when people want stronger communities
 - › Global population will exceed 11 billion before the end of the Century
 - › The Cities are attracting the majority of population growth
 - › 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 Christchurch?

Thousands of jobs, billions of dollars of growth - the new blueprint to revitalise Christchurch

Article originally appeared on stuff.co.nz on September 12, 2018

Ambitious new plans for Christchurch that could lead to 15,000 new jobs and increase economic growth to \$24 billion have been unveiled.

The blueprint outlines proposals for everything from property development to ways to boost housing and bring in major events in a bid to drive a fresh wave of regeneration.

Experts have warned that Christchurch faces a period of economic vulnerability as construction projects begin to tail off following a peak.

Growth has more than halved over the last four years, from a high of 5.5 per cent in 2014 to two per cent in the year to June, while unemployment is also rising.

The plan, being considered by councillors on Thursday, draws on analysis by rebuild planning body Regenerate Christchurch and economic development and promotions organisation ChristchurchNZ.

Built on five key pillars, it aims to deliver major facilities and venues quickly, stimulate investment and unlock sites for development, redefine leadership roles among city authorities and “relentlessly pursue residents and visitors”, marketing Christchurch both nationally and internationally.

How these goals are achieved is still being hammered out, but advice from Regenerate Christchurch and ChristchurchNZ that the plan leans on outlines key ambitions:

- › Bringing 6,000 new residents to the central city within the next five years to support a self-sustaining economy - previously outlined in the council’s Project 8011 plan - with a longer-term goal of 24,000 more people
- › Increasing the Canterbury population by 16 per cent to 707,000 over the next decade
- › Grow Christchurch’s gross domestic product by 24 per cent to \$24 billion
- › Create 15,000 new jobs within the central city in the next five years
- › Support 500 businesses and 200 entrepreneurs for each of the next three years
- › Set up a major events strategy and bring global business events to the city
- › Establish a fast-track residential consenting process, with lower costs to reflect the priority of inner-city development

- › Encourage pop-up accommodation, retail sites and semi-permanent installations to make the most of vacant central city land

- › More investment in neighbourhood services and amenities, with potential amendments to school zones

In a report to the Crown and the council outlining the problems faced by the city and the potential solutions, Regenerate Christchurch admits there is “no silver bullet” in its recommendations.

“Ultimately it will be a result of the interaction between the public sector, private sector, communities and households - all of whom will make decisions, over time, in respect of their willingness to contribute to, participate in and benefit from regeneration.”

Writing to Regeneration Minister Megan Woods and Christchurch Mayor Lianne Dalziel, Regenerate Christchurch chairwoman Sue Sheldon said the advice was a “call to action’ which challenges the status quo”.

“There is a necessary and legitimate case for a sharper focus on the central city to ensure we maximise the opportunities created by this progress,” she said.

“The opportunity presented by the investment in the city is yet to be fully realised and a new point of vulnerability is emerging.”

A final version of the strategy will be presented to council in November.

Dalziel said the plan was about “creating a reason to come to town and spend time there”.

“We all know that the key to a thriving central city is people. We need people living, working, visiting and doing business in the central city.”

Despite the decline in economic growth and slight rise in unemployment which has seen Christchurch above the national average for the first time in six years, ChristchurchNZ believes the “economic fundamentals of the city and regional economies remain strong”.

Its quarterly economic report argues that “while the central city has some short-term challenges, its rapid redevelopment over the past year significantly enhances Christchurch’s offering as a city open for business and people”.

ChristchurchNZ senior economist Dr Peter Fieger said: “Christchurch clearly has the capacity and platform for growth. Acting on this is the key to the city’s future success.”

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

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



WILLIAMS CORPORATION 

The Residential Property Developer

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.

4

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

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



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Level 3, 79 Lichfield Street, City Centre 8011

Phone 03 260 0604



Auckland Office

Level 3, 12 Viaduct Harbour Avenue, Auckland Central 1010

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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*



The Residential Property Developer

Here's How New Zealanders Get Rich

Article originally appeared on 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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