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Licensed under the Real Estate Agents Act 2008

PROPERTY UPDATE

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CALL TODAY FOR A CURRENT MARKET UPDATE

Council consents and your property

Terry and Judy were looking to add a new room onto their house. They obtained a building consent to do it two years ago but due to money constraints didn't complete the work at that stage. Unfortunately, when they finally found the money to build, they checked with council and found their original consent had expired, which meant they had to start the application process again and pay fees all over again.

When building or renovating, there are several important things to bear in mind:

- Make sure you apply for a building consent at least a month in advance of when you wish to begin the work. Most councils advise that it will take a month to process building consent applications.
- Make sure you comply with all of the conditions of your building consent. This includes ensuring all contractors have read the consent and are clear about its requirements. This will ensure your building is built in compliance with the law and that there are no additional problems and/or costs further down the track.
- Remember that building consents do not stay valid indefinitely. In most circumstances if you do not begin work within 12 months of the consent being issued, the consent will lapse, and you will have to apply for a new one. Some councils also specify timeframes for completing the work which you will need to be aware of.
- Once you have finished the work, council needs to inspect it and issue a Code Compliance Certificate. (It's important not to neglect that step of the process).

And what about that tree in your back garden?

Recently Jacob purchased a property in a seaside suburb of Wellington. In the backyard there was a large Pohutukawa tree. As the tree obscured the afternoon sun Jacob hired a chainsaw and cut it down. Unfortunately for Jacob, as the tree was a native tree with a certain height and girth it was protected under the District Plan, and he needed to gain a resource consent before cutting it down. He is now facing the possibility of legal action being taken against him and a hefty fine of up to \$200,000!

In order to avoid this problem, if you have a native tree on your property and are doing any work on the tree, or around the tree where the roots might be, be sure to check with your local council to see whether your tree is protected, and whether you need any consents to undertake work. Every area is different, but minor pruning work is usually allowed without resource consent. It is also important to be aware that while some regions only protect trees of a certain size, others protect native trees of all sizes. So play it safe; if you are working on or near your native tree contact your local council for advice.

Rainey Collins Lawyers www.raineycollins.co.nz and follow us on Twitter @RaineyCollins

New website for landlords and tenants launched

A new tenancy services website designed to be a one-stop shop for all tenancy-related advice, information and education was launched on April 22nd by Building and Housing Minister Dr Nick Smith.

"Good information for tenants and landlords on their legal responsibilities and how to resolve disputes is essential for the 450,000 homes that are let in New Zealand. This new website is about ensuring all the information is in one place and that it is as easy as possible to navigate," Dr Smith says.

"This initiative is part of the Government's broader programme of Better Public Services, and of ensuring we keep up with technological change in how people interact with Government. We had feedback that the former website did not enable easy access to key information and that people were not accessing services they were entitled to because they were not fully informed of their rights.

"Today's announcement is one of a number of initiatives the Government has underway to improve tenancy services, with a particular focus on making it easier for landlords and tenants to interact with government online. Late last year, we introduced online Tenancy Tribunal applications and the national roll out of the FastTrack Resolution service aimed at resolving rent arrears disputes in a faster and more efficient way.

"Our next major initiative will be the progressive rollout of a new online tenancy bond system from early 2016, which will mean landlords will be able to lodge and pay tenancy bonds online, discarding the use of cheques," Dr Smith concluded.

[New website for landlords and tenants: www.tenancy.govt.nz](http://www.tenancy.govt.nz)

Win Deluxe High Tea for 4 at Logan Brown Restaurant

www.loganbrown.co.nz

To go in the draw:

Email your details to leaders@homenet.co.nz with Logan Brown as the subject and state the name of the Leaders Agent who provided your entry or Mail your entry to: "Leaders High Tea Competition" P.O. Box 24262, Manners Street, Wellington 6011. The winner of last month's draw Deluxe High tea for 4 was: M Cullen of Island Bay.



Name:

Address:

Phone:

The Leaders Agent who provided my entry:

WELLINGTON REGIONAL COMPARISON

SALES AREA	SALES		MEDIAN DAYS TO SELL		MEDIAN SALE PRICE		SALES AREA	SALES		MEDIAN DAYS TO SELL		MEDIAN SALE PRICE	
	MAR 14	MAR 15	MAR 14	MAR 15	MAR 14	MAR 15		MAR 14	MAR 15	MAR 14	MAR 15	MAR 14	MAR 15
					000s							000s	
Wairarapa	81	58	61	65	\$250	\$226	Pukerua Bay/Tawa	72	104	35	35	\$413	\$439
Wellington Central	59	83	30	40	\$457	\$534	Lower Hutt	164	201	35	31	\$371	\$370
Wellington West	44	53	19	30	\$580	\$621	Upper Hutt	57	77	52	56	\$312	\$334
Wellington East	36	47	26	31	\$584	\$595	Otaki/Paekakariki	115	131	32	35	\$382	\$365
Wellington South	44	48	20	29	\$525	\$521	Levin	25	47	99	112	\$218	\$200
Wellington North	81	95	27	26	\$470	\$527	Compiled from the Real Estate Institute of NZ statistics https://www.reinz.co.nz						



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Recent Wellington Residential Property Sales

Street Name	Suburb	Beds	SOLD	RV
Aro St	Aro Valley	2	\$421,000	\$405,000
Palmer St	Aro Valley	4	\$768,888	\$560,000
Norway St	Aro Valley	3	\$475,000	\$420,000
Waripori St	Berhampore	3	\$571,000	\$510,000
Waripori St	Berhampore	4	\$672,300	\$560,000
Russell Tce	Berhampore	3	\$560,000	\$445,000
Royal St	Berhampore	2	\$470,000	\$415,000
Kanpur Rd	Broadmeadows	3	\$305,000	\$300,000
John Sims Dr	Broadmeadows	4	\$540,000	\$455,000
Nalanda Cres	Broadmeadows	3	\$345,335	\$320,000
Rajkot Tce	Broadmeadows	4	\$576,531	\$520,000
Ohio Rd	Brooklyn	4	\$542,500	\$580,000
Bruce Ave	Brooklyn	4	\$715,000	\$720,000
Bruce Ave	Brooklyn	3	\$595,000	\$570,000
Ashton Fitchett Dr	Brooklyn	3	\$611,000	\$485,000
Ohio Rd	Brooklyn	3	\$435,000	\$435,000
Cunliffe St	Churton Park	3	\$315,000	\$290,000
Furlong Cres	Churton Park	5	\$855,000	\$740,000
Cheetwood St	Churton Park	4	\$580,000	\$510,000
Mauldeh Tce	Churton Park	4	\$780,000	\$230,000
Cheetwood St	Churton Park	4	\$705,000	\$710,000
Cranwell St	Churton Park	4	\$610,000	\$510,000
Burbank Cres	Churton Park	4	\$612,000	\$460,000
Chartwell Dr	Crofton Downs	2	\$364,230	\$245,000
Winston St	Crofton Downs	5	\$750,000	\$700,000
Mark Ave	Grenada Village	4	\$633,000	\$570,000
Trinidad Cres	Grenada Village	3	\$448,750	\$390,000
Tortola Cres	Grenada Village	3	\$385,250	\$370,000
Waipapa Rd	Hataitai	4	\$1,050,000	\$910,000
Ariki Rd	Hataitai	3	\$685,000	\$600,000
Overtoun Tce	Hataitai	4	\$1,050,000	\$1,075,000
Hataitai Rd	Hataitai	4	\$865,000	\$920,000
Hataitai Rd	Hataitai	4	\$705,000	\$580,000
Wellington Rd	Hataitai	4	\$525,000	\$405,000
View Rd	Houghton Bay	3	\$739,000	\$690,000
View Rd	Houghton Bay	3	\$650,000	\$570,000
View Rd	Houghton Bay	3	\$668,000	\$510,000
Tyne St	Island Bay	2	\$375,000	\$475,000
Witham St	Island Bay	5	\$676,000	\$660,000
Clyde St	Island Bay	3	\$687,000	\$630,000
Tamar St	Island Bay	3	\$680,000	\$550,000
Melbourne Rd	Island Bay	3	\$522,555	\$540,000
Eden St	Island Bay	4	\$475,000	\$520,000
Atua St	Johnsonville	2	\$390,000	\$375,000
Phillip St	Johnsonville	3	\$437,000	\$385,000
McLintock St	Johnsonville	2	\$485,501	\$470,000
Ironside Rd	Johnsonville	4	\$435,000	\$345,000
Broderick Rd	Johnsonville	3	\$480,000	\$385,000
Bould St	Johnsonville	4	\$368,000	\$330,000
Curnow Way	Kaiwharawhara	4	\$970,000	\$880,000
Monaghan Ave	Karori	3	\$925,000	\$750,000
Messines Rd	Karori	4	\$720,000	\$700,000
Croydon St	Karori	3	\$500,000	\$440,000
Parsons Glen	Karori	3	\$455,000	\$395,000
Marsden Ave	Karori	4	\$975,000	\$890,000
Mariri Rd	Kelburn	5	\$1,700,000	\$1,125,000
Easdale St	Kelburn	4	\$1,050,000	\$930,000
Rawhiti Tce	Kelburn	4	\$1,651,000	\$2,000,000
Mertoun Tce	Kelburn	4	\$779,000	\$690,000
Simla Cres	Khandallah	4	\$1,600,000	\$1,050,000
Nicholson Rd	Khandallah	4	\$702,000	\$650,000
Gurkha Cres	Khandallah	5	\$660,000	\$570,000
Rama Cres	Khandallah	2	\$803,000	\$630,000
Delhi Cres	Khandallah	3	\$600,000	\$485,000
Kimberley Way	Khandallah	3	\$410,000	\$410,000
Gurkha Cres	Khandallah	3	\$607,000	\$580,000
Henry St	Kilbirnie	5	\$648,000	\$550,000
Kemp St	Kilbirnie	2	\$424,500	\$395,000
Salek St	Kilbirnie	3	\$500,000	\$465,000
Naughton Tce	Kilbirnie	4	\$780,000	\$600,000
Ross St	Kilbirnie	3	\$545,000	\$445,000
Columbia Way	Kingston	3	\$380,000	\$305,000
Manitoba Pl	Kingston	3	\$520,000	\$450,000

Street Name	Suburb	Beds	SOLD	RV
Freyberg St	Lyall Bay	3	\$640,000	\$500,000
Onepu Rd	Lyall Bay	3	\$640,000	\$600,000
Onepu Rd	Lyall Bay	2	\$513,000	\$455,000
Freyberg St	Lyall Bay	2	\$560,000	\$470,000
Makara Rd	Makara Beach	2	\$288,000	\$285,000
Neavy Rd	Maupuia	3	\$680,000	\$560,000
Rodrigo Rd	Melrose	3	\$581,000	\$445,000
Neavy Rd	Miramar	5	\$570,000	\$650,000
Kedah St	Miramar	4	\$595,000	\$540,000
Totara Rd	Miramar	5	\$622,000	\$580,000
Athens St	Miramar	3	\$410,000	\$495,000
Kauri St	Miramar	3	\$540,000	\$460,000
Balfour St	Mornington	4	\$411,000	\$445,000
Carrington St	Mt Cook	3	\$560,000	\$450,000
Rolliston St	Mt Cook	2	\$430,000	\$370,000
Rolliston St	Mt Cook	3	\$742,000	\$640,000
Roxburgh St	Mt Victoria	4	\$885,000	\$780,000
Pirie St	Mt Victoria	4	\$831,000	\$800,000
Shannon St	Mt Victoria	4	\$1,175,000	\$1,250,000
Ellice St	Mt Victoria	4	\$831,250	\$670,000
Fernhaven Gr	Newlands	3	\$335,000	\$295,000
Kenmore St	Newlands	3	\$419,000	\$390,000
Tamworth Cres	Newlands	4	\$1,220,000	\$1,550,000
Bayswater Pl	Newlands	4	\$485,000	\$490,000
Daniell St	Newtown	3	\$675,000	\$630,000
Normanby St	Newtown	3	\$505,000	\$455,000
Ferguson St	Newtown	4	\$465,000	\$580,000
Hall St	Newtown	3	\$580,000	\$540,000
Chelmsford St	Ngaio	4	\$857,250	\$640,000
Ottawa Rd	Ngaio	3	\$650,000	\$630,000
Old Porirua Rd	Ngaio	2	\$526,000	\$540,000
Collingwood St	Ngaio	3	\$630,500	\$520,000
Ngarimu Gr	Ngaio	3	\$434,000	\$390,000
Heke St	Ngaio	3	\$595,000	\$160,000
Northland Rd	Northland	4	\$950,000	\$890,000
Orangi Kaupapa Rd	Northland	4	\$1,500,000	\$1,225,000
Farm Rd	Northland	3	\$894,000	\$810,000
Orangi Kaupapa Rd	Northland	3	\$567,500	\$550,000
Bedford St	Northland	3	\$560,000	\$480,000
West Rd	Northland	4	\$701,800	\$650,000
Happy Valley Rd	Owhiro Bay	4	\$350,000	\$420,000
Helston Rd	Paparangi	4	\$420,000	\$390,000
Paparangi Cres	Paparangi	3	\$479,715	\$425,000
Helston Rd	Paparangi	3	\$622,000	\$345,000
Barnard Rd	Paparangi	3	\$376,250	\$345,000
The Crescent	Roseneath	3	\$893,500	\$1,100,000
Marine Pde	Seatoun	3	\$633,000	\$710,000
Boardwalk Ln	Seatoun	3	\$878,500	\$880,000
Marine Pde	Seatoun	4	\$1,650,000	\$1,500,000
Falkirk Ave	Seatoun	4	\$1,112,000	\$1,050,000
Breaker Bay Rd	Seatoun	4	\$1,850,000	\$1,575,000
Buckley Rd	Southgate	3	\$570,000	\$480,000
Sidlaw St	Strathmore	2	\$523,000	\$450,000
Mortimer Tce	Te Aro	5	\$800,000	\$480,000
Grant Rd	Thorndon	4	\$445,000	\$345,000
Goring St	Thorndon	4	\$790,000	\$720,000
Calgary Ave	Thorndon	2	\$641,500	\$445,000
Newman Tce	Thorndon	2	\$495,000	\$440,000
Tinakori Rd	Thorndon	3	\$910,000	\$143,000
Falkirk Rd	Wadestown	4	\$1,285,000	\$1,025,000
Barnard St	Wadestown	4	\$866,000	\$880,000
Barnard St	Wadestown	3	\$373,500	\$345,000
Anne St	Wadestown	4	\$1,540,000	\$1,400,000
Wilton Rd	Wadestown	4	\$520,000	\$520,000
Govind Gr	Wgtn Central	3	\$325,000	\$310,000
Karaka Bay Rd	Wgtn Central	2	\$556,500	\$790,000
Tinakori Rd	Wgtn Central	3	\$651,000	\$640,000
Hanson St	Wgtn Central	3	\$471,000	\$590,000
Amritsar St	Wgtn Central	5	\$1,920,000	\$2,575,000
Gloucester St	Wilton	2	\$427,800	\$380,000
Wilton Rd	Wilton	3	\$450,000	\$415,000
Wilton Rd	Wilton	3	\$590,000	\$560,000
Kentwood Dr	Woodridge	4	\$571,000	\$540,000

Chris Ritchie

Barrister & Solicitor

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I can come to you.

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Need a hand protecting your investment property nest egg?

For many owners, tenant and maintenance issues are, at best, an unwanted distraction... at worst, a nightmare!

Leaders Property Management delivers a service to nurture and enhance, including meticulous tenant selection, daily rent monitoring, quarterly inspections, prompt attention to maintenance, effective dispute resolution, and monthly statements from audited trust accounts for your complete peace of mind.

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Contact: Marie Baker (04) 494 1174 or (0274) 838 815 Email: mbaker@leaderspm.co.nz www.leaderspropertymanagement.co.nz

