# Market Valuation Report

## For: Housing New Zealand Corporation

37 Te Tomo Street, Te Awamutu
WAIPA DISTRICT

| | |
|---|---|
| Property Type: | Residential |
| Tenure: | Fee Simple |
| 2 | 1 |
| 1 | 1 |
| 0 | 2 |

| | | |
|---|---|---|
| **Valuation Requirements** | Purpose of Valuation: | Sale |
| | Instructed by: | Robyn Hoonhout, Housing New Zealand Corporation |
| | First Mortgage Lender: | N/A |
| **Market Value** | **$210,000**<br>As at 05/11/15<br>Inspection Date on 05/11/15<br>Subject to the attached valuation conditions | |
| **Risk Factors** | • Subject to the Raukawa Claims Settlement Act 2014 meaning it is RFR land which restricts the disposal of the property<br>• Please note no internal inspection was possible for this valuation. Internal details are assumed to be the same as at the date of the last valuation on 01/04/2015. If this is not correct then we reserve the right to review our valuation conclusion. | |

Chris Price,Registered Valuer
BBS (VPM), GradDipBusStud (RV)
QV Hamilton (07) 838 2354
QV Free Phone 0800 164 4444
Our Ref: 4482/43100
Date: 13 Nov 2015

Housing New Zealand Corporation
P O Box 74598 Greenlane Auckland

# Property Risk Factors

37 Te Tomo Street, Te Awamutu
WAIPA DISTRICT

Property risk factors consider all aspects relevant to each element at the time of the valuation. The analysis is necessarily subjective and takes into account a number of factors. Different people are likely to place a different weight on the different risk factors. For this reason before you rely on analysis for any purpose or to achieve any result you should discuss it with us first so we can confirm the analysis is suitable for your purpose.
Scores can range from 1 to 3 with 1 representing low risk and 3 a high risk. If the score is 2 or greater there maybe factors that need to be considered, which are presented in the commentary below the score.

**Land Title**

1 **2** 3

Subject to Section 11 of the Waikato Raupatu Claims Settlement Act. This Section means Housing New Zealand must offer the property back to Tainui first, adding to the selling period and putting prospective buyers off. Buyers have to wait three months for this period to lapse which is considered a long settlement period for a residential property

**Land Site**

1 **2** 3

A slightly irregular shaped site fronting Te Tomo Street. Gently slopes downward from road level

**Locality**

**1** 2 3

Good location within the rural service town of Te Awamutu

**Improvement Characteristics**

1 **2** 3

A single level two bedroom dwelling built in 1954 and is in mostly original condition, although the interior has been repainted and carpeted. Clad in duroc siding although this looks well maintained

**Property Market**

**1** 2 3

The property market in Te Awamutu is currently strong

**Saleability and Marketability**

**1** 2 3

Good saleability within the current market due to its location

**Market Commentary**

At a national level, residential property values are 11.3% above where they were this time last year and 7.2% above where they were 6 months ago. Winter has been busy in the regions with well-presented and modern homes in particular continuing to sell very strongly. Waipa, Waikato and Matamata-Piako Districts are within the 'Golden Triangle' and have seen the majority of the demand and increase in values with regions outside of this seeing little movement. Despite the weak dairy payout forecast there has continued to be strong sale levels within the service towns although it remains to be seen if this can continue. The smaller rural communities of the Waikato Region, like Waitomo, Otorohanga and South Waikato, remain well below the 2007 peak with small sale volumes.

**Property Description**

The property valued comprises a two bedroom, single bathroom dwelling constructed by the Government circa 1954. Recently the interior has been redecorated with new paint and carpet which enhances the presentation. Exterior construction comprises duroc siding with decramastic tile roofing. The duroc siding is well maintained and currently does not pose any problems. Site development is minimal and the only other building on the property is a small garden shed. The site is well located in Te Tomo Street and declines gently from road level.

**Analysis and Valuation Conclusion**

The market value has been assessed based on analysis of a number of recent sales.This method of valuation is usually referred to as the direct comparison approach. The sales are compared with the property, and allowances are made for differences such as location, house size, quality, views, other buildings, layout, other improvements, building platform, land size, contour and special features.

Of the sales analysed, 1130 Cambridge Road, sold for $240,000 in June 2015. The house is larger in size. It is of comparable age to the subject property and the section size is larger. It is situated in a less favourable location, the overall condition is superior to the subject, and it has more roadside appeal. The property has drive on access with parking. Overall, we consider this property to be superior to the subject.

53 Armstrong Avenue, sold for $238,000 in June 2015. The house is larger in size. It is of comparable age to the subject property and the section size is smaller. It is situated in a comparable location, the overall condition is superior to the subject, and it has more roadside appeal. The property has drive on access with parking. Overall, we consider this property to be superior to the subject.

210 Finch Street, sold for $221,000 in June 2015. The house is similar in size. It is newer than the subject property and the section size is smaller. It is situated in a less favourable location, the overall condition is superior to the subject, and it has more roadside appeal. The property has drive on access without parking. Overall, we consider this property to be superior to the subject.

285 Hazelmere Crescent, sold for $215,000 in June 2015. The house is larger in size. It is of comparable age to the subject property and the section size is smaller. It is situated in a less favourable location, the overall condition is similar to the subject, and it has comparable roadside appeal. The property has drive on access with parking. Overall, we consider this property to be comparable to the subject.

597 Hazelmere Crescent, sold for $199,000 in August 2015. The house is larger in size. It is of comparable age to the subject property and the section size is smaller. It is situated in a less favourable location, the overall condition is similar to the subject, and it has comparable roadside appeal. The property has drive on access without parking. Overall, we consider this property to be inferior to the subject.

We have assessed the market value of the property, as unencumbered by any mortgage or charge as follows:

| | |
|---|---|
| Land value | $140,000 |
| Value of improvements | $67,000 |
| Market value (excluding chattels) | $207,000 |
| Added value of chattels | $3,000 |
| **Market value(including chattels)** | **$210,000** |

This valuation is:

- Inclusive of Goods and Services Tax, if any.
- Based on a selling period of three to six months.
- Subject to the attached valuation conditions.

## Recent Sales

A selection of the sales considered are detailed as follows:

| **1130 Cambridge Road** | **Sale Price** | **$240,000** |
|---|---|---|
| - Bungalow<br>- 1950's<br>- Timber weatherboard<br>- Long run iron<br>- Three bedrooms, One bathroom<br>- Double Garage<br>- Basic landscaping, Deck, Formed driveway, Formed footpaths, Off street parking, Perimeter fencing | Sale Date | Jun 2015 |
| | Floor Area m² | 98 |
| | Land Area m² | 1012 |
| | | **Superior** |

# Property Valuation

37 Te Tomo Street, Te Awamutu
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**53 Armstrong Avenue** — **Sale Price** **$238,000**

- Bungalow
- 1950's
- Duroc siding
- Concrete tile
- Three bedrooms, One bathroom, Recently redecorated
- Double carport
- Formed driveway, Formed footpaths, Off street parking, Patio, Perimeter fencing, Basic landscaping

| | |
|---|---|
| Sale Date | Jun 2015 |
| Floor Area m² | 98 |
| Land Area m² | 678 |
| | **Superior** |

**210 Finch Street** — **Sale Price** **$221,000**

- Group-built home
- 1990's
- Fibre Cement Weatherboard
- Long run iron
- Three bedrooms, One bathroom
- No garaging
- Deck, Formed driveway, Formed footpaths, Limited site development, Off street parking

| | |
|---|---|
| Sale Date | Jun 2015 |
| Floor Area m² | 77 |
| Land Area m² | 732 |
| | **Superior** |

**285 Hazelmere Crescent** — **Sale Price** **$215,000**

- Bungalow
- 1950's
- Timber weatherboard
- Long run iron
- Three bedrooms, One bathroom, Conservatory
- Single garage
- Formed driveway, Formed footpaths, Off street parking, Patio, Perimeter fencing

| | |
|---|---|
| Sale Date | Jun 2015 |
| Floor Area m² | 121 |
| Land Area m² | 804 |
| | **Comparable** |

**597 Hazelmere Crescent** — **Sale Price** **$199,000**

- State Rental
- 1950's
- Timber weatherboard
- Tile Profile
- Three bedrooms, One bathroom
- No garaging
- Formed driveway, Off street parking, Patio, Perimeter fencing

| | |
|---|---|
| Sale Date | Aug 2015 |
| Floor Area m² | 110 |
| Land Area m² | 673 |
| | **Inferior** |

# Property Description

37 Te Tomo Street, Te Awamutu
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## House Details

| | | |
|---|---|---|
| **Type** | State Rental | |
| **Floor Area** | 80 m² | |
| **Year Built** | Circa 1954 | |
| **Construction** | **Foundation** | Concrete piles |
| | **Floor** | Timber |
| | **External Walls** | Duroc siding |
| | **Roof** | Decramastic tile |
| | **Joinery** | Timber |
| | **Internal Linings** | Pinex, Hardboard |
| **Design, architectural features, special features** | • N/A | |
| **Quality of Internal Presentation** | • Amenities - dated but serviceable<br>• Décor - tidy | |
| **Quality of External Presentation** | • Basic<br>• Tidy condition | |
| **Quality of Layout** | • N/A | |
| **Code of compliance** | • Our valuation is based on the assumption that the buildings have the relevant building permits | |

| | | |
|---|---|---|
| **Other Buildings** | **Garden shed** | • Plywood cladding<br>• Iron roof<br>• Concrete slab<br>• Area of 3.2 m² |

| | | |
|---|---|---|
| **Other Site Improvements** | **Driveway** | • Concrete strips<br>• Concrete<br>• Average condition |
| | **Fencing** | • Corrugated iron<br>• Chainlink Fencing of the Front Boundary<br>Corrugated Iron Fencing of the majority of the East, West and South Boundaries |
| | **Patio** | • Covered<br>• Back door location,<br>Area of 1.6 m² |
| | **Porch** | • Covered |
| | **Site development** | • Formed driveway<br>• Fully fenced<br>• Lawn |

# Property Description

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| | | |
|---|---|---|
| **Condition and Maintenance Work Required** | **Maintenance Required** | • None noted, recently redecorated |
| | **External Conditions** | • Tidy |
| | **Internal Conditions** | • Good |
| | **Immediate Maintenance** | • None noted, recently redecorated |

# Property Description

37 Te Tomo Street, Te Awamutu
WAIPA DISTRICT

**Subject Property Photos**

| | | |
|---|---|---|
| **Legal Description** | **Appellation** | Lot 4 DPS 770 |
| | **Computer register** | SA9A/729 |
| | **Land area** | 908 m² |
| | **Tenure** | Fee Simple |
| | **Owner** | Housing New Zealand Limited |
| | **Comments on Registered Interests** | Subject to the Raukawa Claims Settlement Act 2014 meaning it is RFR land which restricts the disposal of the property and lengthens settlements periods |
| **Site Description** | **Contour** | Gently falling |
| | **Shape** | Slightly irregular |
| | **Access** | Drive on access |
| | **Services** | Power, Telephone, Water, Sewerage |
| | **Views** | No appreciable view |
| | **Features &/or Hazards** | N/A |

# Property Description

37 Te Tomo Street, Te Awamutu
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| | | |
|---|---|---|
| **Location** | **Suburb / Town** | Te Awamutu |
| | **Proximity of suburb to CBD** | The subject property is located approximately 1.1 kilometres away from the Town Centre of Te Awamutu |
| | **Surrounding Development** | Residential mixed age housing. |
| | **Facilities** | Primary and secondary schooling, shops, golf course, parks and reserves. |
| | **Public Transport** | Intercity bus from Town Centre, daily bus to Hamilton |
| | **Locality Features** | Agricultural service town, dairy factory, North Island Main Trunk Railway. |
| **Zoning** | **Territorial Authority** | Waipa District |
| | **Operative District Plan** | Proposed District Plan - Appeals Version July 2014 - Residential |
| | **Zone Description** | Residential |
| | **House Density** | 1: 500 m², site coverage shall not exceed 40% of the net area of the site |
| | **Does current use comply** | Current improved use complies |
| | **Subdivision Potential** | Based on land area, no further subdivision potential |
| **Rating Valuation $205,000 As at 01/08/13** | **Capital Value** | $205,000 |
| | **Land Value** | $120,000 |
| | **Value of Improvements** | $85,000 |
| | **Effective Date** | 01/08/2013 |
| | **Reference** | 4482/43100 |

# Valuation Conditions

37 Te Tomo Street, Te Awamutu
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**Definition of market value**
Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
This value may change in the future due to market conditions and changes to the state of the property.

**Property Risk Factors**
The analysis is necessarily subjective and takes into account a number of factors. Different people are likely to place a different weight on the different risk factors. For this reason before you rely on analysis for any purpose or to achieve any result you should discuss it with us first. Unless you have first discussed it with us and we have confirmed in writing that the analysis is suitable for the purpose for which you intend to use it,or the result you wish to achieve, we accept no liability or responsibility for any loss, damage,cost or expense suffered by you which may directly or indirectly result from reliance on any of the individual risk factors scores in this Report. In relation to the various elements of the overall risk score:

- Land Title ranks the inherent risks associated with the Tenure of the property, and any Encumbrances registered on the Title (computer register) on the date it was checked by the valuer. A low score indicates a higher quality of tenure, and few encumbrances. Note the assessment under this risk factor is not a substitute for obtaining legal advice.
- Land Site considers risks associated with the physical characteristics of the land.
- Location risk is based on the popularity of the suburb and impacting local features.
- Improvement characteristic assesses the quality of the improvements, including the building materials, external building condition, reflects age and presentation of interior fit-out, and any maintenance issues.
- Property market risk reflects market movement and sales volumes over the immediate months prior to the valuation date.
- Saleability/Marketability is based on the estimated number of days the property being valued would take to sell if placed on the open market at the date of valuation.

**Structural survey**
This report is not a building, environmental, geotechnical or boundary survey and no responsibility is taken for the omission of building or other defects which may not be apparent without such surveys including "Leaky Building Syndrome". All plumbing and wiring, fittings and devices are assumed to be in proper working condition unless stated otherwise,and to conform to current building codes and bylaws. Any heating installations, which do not conform to current codes and/or bylaws, have been valued accordingly.

**Property services**
In preparing this report and unless stated, services to the property have not been tested,and are assumed to be in proper working condition i.e. water supply, power, phone supply, wastewater and storm water disposal systems and other services.

**Land information memorandum**
Our valuation is made on the basis that there is no outstanding requisition from the Local Authority in respect of the land or improvements and that the property complies with both the Building and Resource Managements Acts. Should this not prove to be the case we reserve the right to reconsider the assessed Current Market Value.

**Town Planning and Resource Management**
Zoning and Resource Management data has been obtained from publically available sources such as Council website and printed material, or obtained verbally from Council staff. Where possible we have identified site contamination as indicated on Councils publically available information. However, we recommend that zoning and specific site information such as flood plans and contamination should be verified by application to Council for the issue of a Land Information Memorandum.

Where applicable, the added value of the dwelling has been assessed on the basis of the plans and specifications provided and on the issuing on completion of a Consent Completion Certificate by the relevant territorial authority. It has been assumed that the completed dwelling will have been built in accordance with these plans and specifications, and will have been completed in a good tradesman like manner. It should be specifically noted that any significant deviation in respect of style,layout, design or construction standards would invalidate the value conclusions reached in this report. Advances of loan monies should be by way of progress payment subject to inspection and recommendation by the valuer.

**Information supplied by other parties**
Where it is stated in the report that information has been supplied to us by another party,this information is believed to be reliable but we can accept no responsibility if this should prove not to be so.Where information is given without being attributed directly to another party, this information has been obtained byour search of records and examination of documents or by enquiry from Government or other appropriate departments.

**Land survey**
We have made no survey of the property and unless otherwise stated assume that all improvements lie within the title boundaries.No guarantee is given that the land is not subject to statutory rights not recorded on the relevant Computer Register and not apparent from normal inspection of the property. We assume no responsibility in connection with such foregoing matters.

**Noxious substances/Contaminated sites**
Substances such as asbestos, other chemicals, toxic waste or other potentially hazardous materials,could if present, adversely affect the value of the property. The stated value is based on the assumption that there is no material on or in the property that would cause loss in value. No responsibility is assumed for any such conditions and the recipient of this report is advised that the valuer is not qualified to detect such substances, quantify the impact,or estimate the remedial cost. No historical search of land use has been made.

**Professional indemnity insurance**
We certify that Quotable Value holds current professional negligence insurance for an amount not less than the subject valuation.

**Confidentiality and limitation of liability**
This valuation has been completed for the purpose stated. No responsibility is accepted in the event that this report is used for any other purpose or by any other party than to whom it is addressed. The valuer does not disclaim any duty of care to the party relying on this report as named, or to any other party who may rely on it who can be reasonably known to rely on it due to a relationship with the party named.

**Publication**
Neither the whole nor any part of this valuation report or any reference thereto may be published, included in any document, circular or referenced without our approval by QV of the form and context in which it will appear.

**Use of this Report by First Mortgage provider for lending purposes**
The mortgagee should ensure their satisfaction as to the personal covenant of the proposed mortgagor and their ability to service any loans. We express no opinion as to and accept no responsibility for the ability and willingness of the proposed mortgagor to meet their commitments under the proposed loan.
The lending margin should recognise the consequences of a sale which will be subject to payment of GST should the mortgagor be GST-registered for a taxable activity involving the use of this land
The mortgagee should consider that under forced sale, in the majority of circumstances a sale will yield a significant discount on the assessed open market value.

**Compliance Statement (International Valuation Standards)**

- The statements of fact presented in the report are correct to the best of Valuer's knowledge;
- the analyses and conclusions are limited only by the reported assumptions and conditions;
- the Valuer has no interest in the subject property;
- the valuer has no association with the customer
- the Valuer's fee is not contingent upon any aspect of the report;
- the valuation was performed in accordance with an ethical code and performance standards;
- the Valuer has satisfied professional education requirements;
- the Valuer has experience in the location and category of the property being valued;
- no one, except those specified in the report, has provided professional assistance in preparing the report;

Thank you for the opportunity to provide our valuation services.

This property was inspected by the undersigned.This valuation report has been completed in accordance with the New Zealand Institute of Valuers (NZIV) and Property Institute of New Zealand (PINZ) Code of Ethics and in accordance with International Valuation Standards (IVS) 2013 and Australia & New Zealand Valuation Guidance Notes (ANZVGN).

Please do not hesitate to contact me should you require any further assistance or clarification.

**Chris Price**
**Registered Valuer**
**BBS (VPM), GradDipBusStud (RV)**
**Quotable Value Limited**

Appended
1.Copy of Computer Register

## COMPUTER FREEHOLD REGISTER
## UNDER LAND TRANSFER ACT 1952

**Historical Search Copy**

R.W. Muir
Registrar-General
of Land

| | |
|---|---|
| **Identifier** | **SA9A/729** |
| **Land Registration District** | **South Auckland** |
| **Date Issued** | 02 July 1968 |

**Prior References**
SA1211/36

| | |
|---|---|
| **Estate** | Fee Simple |
| **Area** | 908 square metres more or less |
| **Legal Description** | Lot 4 Deposited Plan South Auckland 770 |

**Original Proprietors**
Housing New Zealand Limited

**Interests**

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

SUBJECT TO SECTION 11 WAIKATO RAUPATU CLAIMS SETTLEMENT ACT 1995 (WHICH PROVIDES FOR RESIDUAL CROWN LAND TO BE OFFERED FOR PURCHASE TO A LAND HOLDING TRUST FOR WAIKATO IN CERTAIN CIRCUMSTANCES) - SEE B348213 - 10.6.1996 AT 2.25 PM

**Identifier** **SA9A/729**

References
Prior C/T. 1211/36

Transfer No.
N/C. Order No. S.408711

Land and Deeds 69

No. 9A/729.

## REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 2nd day of July one thousand nine hundred and sixty eight under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that HER MAJESTY THE QUEEN is seised of an estate in fee simple for State Housing purposes under the Housing Act 1955

~~is seised of an estate in fee simple~~ (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 35.9 PERCHES more or less being Lot 4 on Deposited Plan S.770 and being part Allotment 341 Parish of Mangapiko

LAND REGISTRAR N.Z. DISTRICT SOUTH AUCKLAND

Assistant Land Registrar

Subject to Section 11 of the Waikato Raupatu Claims Settlement Act 1995 (which provides for residual Crown Land to be offered for purchase to a land holding trust for Waikato in certain circumstances)
See B 348213 - 10.6.1996 at 2.25 o'c

for A.L.R.

B. 358176 Application pursuant to Section 28(1)(a) Housing Restructuring Act 1992 whereby Housing New Zealand Limited is the registered proprietor of the within land - 20.7.1996 at 2.00 o'c

for A.L.R.

Subject to Section 11 Crown Minerals Act 1991

for A.L.R.

Subject to Part IVA Conservation Act 1987

for A.L.R.

METRIC AREA IS 908 m²

Scale: 1 inch =

No. 9A/729.

Register copy for L. & D. 69, 71, 72