

# Property Update

## Tawa to Pukerua Bay

04 237 5314

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CALL OR EMAIL FOR YOUR LOCAL AREA PROPERTY REPORT

Key things to look out for

## **Selling a Unit Titled Property**

An investor owned an apartment in a complex of eight unit titled apartments. When they contacted a real estate agent about selling, the agent asked them for contact details and information about the Body Corporate, including levies and insurance.

The investor thought that because their complex was a small complex, and had a 'non-functioning Body Corporate', any disclosure rules did not apply to them when it came to selling their unit.

The eight owners had not appointed a committee, or a chairperson – and many of them lived overseas.

The legal position here is clear. There is no such thing legally as 'non-functioning Body

and all the same disclosure rules apply to smaller Bodies Corporate and larger ones.

All unit titled properties, no matter how small or large the development is, are governed by the Unit Titles Act 2010. All unit owners in a unit titled development make up the Body Corporate.

The key things, as an absolute minimum, that a Body Corporate should do are:

- Maintain a register of all unit owners.
- Have an operating account into which levies are paid (which at the very least, should cover insurance costs).
- Ensure the development is insured under one insurance policy (noting there is an exception if units are not attached to each

other, where the Body Corporate and individual owners can insure separately if a Special Resolution has been passed confirming this).

- Manage and maintain common property.
- Have a Long-Term Maintenance Plan in place for period of 30 years; and
- Provide disclosure statements when a unit owner is selling their property, being a
  - Pre-Contract Disclosure Statement ("PCDS") and a
  - Pre-Settlement Disclosure Statement ("PSDS").

There are strict requirements for these forms in the Unit Titles Act and Regulations.

#### Exemption from committee

The only thing that a Body Corporate with nine or fewer units is exempt from under the Act is the requirement to have a Body Corporate *committee*. A committee is a smaller group of owners which the Body Corporate has delegated certain responsibilities to.

Importantly, if there is no committee or no nominated chairperson of the Body Corporate, then all owners need to sign all documents on behalf of a Body Corporate. This can be a challenging undertaking where there are unit owners who live overseas (and note that *all* Trustees of a Trust-owned unit must sign these documents).

It pays to be aware of your obligations as an owner of a unit titled property to ensure the way your Body Corporate is being run won't hinder the sale of your property.

Therese Greenlees, Registered Legal Executive, Rainey Collins Lawyers, www.raineycollins.co.nz/

## All Tenanted properties must now comply with minimum requirements

It has been six years since the healthy homes standards became law, introducing minimum requirements for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties.

Since 2019 the Ministry of Business, Innovation and Employment (MBIE), and the Ministry of Housing and Urban Development (HUD) have worked together on the goal of supporting healthier rental housing across New Zealand. This work has led to significant improvement and progress towards ensuring more than 600,000 households renting in New Zealand have warmer, drier places to call home

MBIE Head of Tenancy, Kat Watson, says landlords are responsible for ensuring their properties meet the healthy homes standards and continue to do so over time.

"All new and existing tenancies are required to meet the healthy homes standards from 1 July, including new tenancies immediately. There is no excuse not to comply and information about what landlords need to do to comply has been provided since 2019.

"Most landlords want to do the right thing. If landlords are unsure whether their rental home is compliant, or what maintenance and repairs work may be needed to bring their property up to standard, then we encourage them to check out the information and tools available on the Tenancy Services website

and speak with industry professionals and trusted service providers for advice."

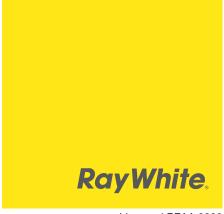
MBIE's Tenancy Compliance and Investigations Team (TCIT) has a range of compliance tools to ensure landlords are meeting their obligations under the Residential Tenancies Act and healthy homes standards.

### Tenants encouraged to check for maintenance issues

"TCIT conducted 1,100 proactive assessments in 2024 and identified at least one breach of the healthy homes standards or the Healthy Homes Statement in more than 500 cases. More than 900 proactive assessments have been completed in the first half of 2025, with at least one breach of the healthy homes standards or Healthy Homes Statement found in almost 270 cases. TCIT proactively monitors more high-risk areas, and the rate of breaches found in TCIT cases may not be reflective of the overall state of the market," Kat Watson said.

"When people move into a new rental home, we encourage them to make use of that first property inspection by taking photos, asking questions and keeping an eye out for maintenance issues," Kat Watson said. "If tenants think their home is non-compliant, they should talk to their landlord and have a look at the healthy homes compliance statement that is required to be included with their tenancy agreement.

https://www.tenancy.govt.nz/about-tenancy-services/news/all-rentals-must-now-comply-with-healthy-homes-standards/



Licensed REAA 2008

December								-						
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Compain Parker   Anter	Okupe Grove	Aotea	4		632				Raumati Beach					\$810,000
Information		Aotea	4			\$1,000,000								\$740,000
Millard Street	Omaka Place	Aotea	4	190	277				Raumati Beach	4	245	899	\$875,000	\$810,000
More   More   More   More   S   200   643   \$1,211,500   \$1,319,000   Resetta Rough   S   301   \$10,512,500   Relutanting Heights   Active   Acti	Tasman Close	Aotea	4	192	599	\$960,000	\$1,070,000	Margaret Road	Raumati Beach	2		809	\$750,000	\$670,000
Ames Drive   Ames   S   270   629   \$1,200,000   \$1,280,000   Meters finded   Ames   \$1,000   \$1,280,000   Meters finded   \$1,000   \$1,000   Meters finded   \$1,000   \$1,000   Meters finded	Milford Street	Aotea	4	201	866	\$960,000	\$1,060,000	Alexander Road	Raumati Beach	3	130	809	\$883,000	\$730,000
Manufacil pelicysts   Ace   198   83 51,050,000   51,000,000   Magnifulficrates   1 200   14 20   679 51,000,000   Magnifulficrates   1 200   1 200 5770,000   1 200 5770,000   Magnifulficrates   1 200 2   2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Tongariro Drive	Aotea	5		643	\$1,211,500	\$1,130,000	Rongomau Lane	Raumati South	2	54	350	\$500,000	\$470,000
Bedmin Ferrare   A	Aotea Drive	Aotea	5	270	629	\$1,200,000	\$1,280,000	Rosetta Road	Raumati South	3	160	1012	\$1,151,250	\$930,000
Styles   Cambornee   3	Kahurangi Heights	Aotea	4	198	835	\$1,050,000	\$1,090,000	Metzenthin Close	Raumati South	4	250	769	\$1,250,000	\$1,180,000
Cheshies Street	Bodmin Terrace	Camborne	4	200	620	\$860,000	\$900,000	Rangituhi Crescent	Takapuwahia	3	112	658	\$720,000	\$700,000
Instance	St Ives Drive	Camborne	3	199	556	\$1,028,000	\$930,000	Mascot Street	Tawa	3	180	1767	\$750,000	\$780,000
Liesenfer   Camons Greek   3   100   671   5490,500   5600,000   Tull Ferror   Tawa   4   228   570,000   Tull Ferror   Tawa   4   228   170,000   Tull Ferror   Tawa   4   201   170,000   Tull Ferror   Tull Ferror   Tawa   4   201   170,000	Cheshire Street	Cannons Creek	3	101	826	\$670,000	\$580,000	Cecil Road	Tawa	4	217	1032	\$1,000,000	\$950,000
The Drive	Iris Grove	Cannons Creek	4	110	759	\$497,000	\$590,000	Wilfred Street	Tawa	3	106	334	\$918,000	\$870,000
Lupin Rood	Leicester Street	Cannons Creek	3	100	671	\$490,500	\$600,000	Tui Terrace	Tawa	3	120	859	\$805,000	\$750,000
Rehamson Road	The Drive	Otaihanga	4	238	599	\$1,120,000	\$1,130,000	Zande Terrace	Tawa	4	220	1262	\$712,500	\$830,000
Rishinan May	Lupin Road	Otaki	3	220	1104	\$660,000	\$600,000	The Drive	Tawa	3	155	376	\$720,000	\$1,200,000
Rishlana Nay	Te Manuao Road	Otaki	2	67	722	\$545,000	\$540,000	Oxford Street	Tawa	4	145	446	\$952,500	\$960,000
TeWishing   Ambab   Page   Clabis   3	Rikihana Wav	Otaki	2	113	303		\$680,000	Zande Terrace	Tawa	4	200	581		\$770,000
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Alkinson Avenue   Orabi Beach   4   120   809   \$500,000   \$510,000   Wictory Cresent   Tawa   4   143   682   \$770,000   \$700,000								,						\$1,080,000
Norfolk Cresent	•													\$820,000
Comarty Place   Papakowhai   4   210   519   5910,000   5880,000   Bell Street   Tawa   3   100   272   5495,000								,					,	\$930,000
Ethrick Growe   Papakowhai   4   210   519   5910,000   5880,000   5840,000   Foror Crescent   Papakowhai   4   220   516   \$835,000   5840,000   Chaffey Crescent   Titahi Bay   4   118   439   5950,000   McGregor Place   Papaparaumu   3   167   555   \$850,000   5840,000   Chaffey Crescent   Titahi Bay   4   118   439   5950,000   Titahi Crescent   Titahi Bay   4   110   400   5750,000   Titahi Crescent   Titahi Bay   4   110   400   5750,000   Titahi Crescent   Titahi Bay   2   123   5670,000   Titahi Crescent   Titahi Bay   2   123   5670,000   Titahi Crescent   Titahi Bay   2   123   5670,000   Titahi Crescent   Titahi Bay   2   123   567   5950,000   Titahi Crescent   Titahi Bay   2   123   124													. ,	\$1,130,000
Broat Crescert   Papakowhai   4   220   516   5835,000   5840,000   Telapua Road   Teloro   3   165   5948   5950,000	•													\$510,000
Langdala Awenue														\$1,120,000
McGregor Place   Paraparaumu   2   137   302   5800,000   5750,000   Huis Grescent   Titali Bay   4   110   400   5730,000   Brazier Grove   Paraparaumu   3   100   546   5750,000   5720,000   Main Road   Titali Bay   2   123   567   5725,300   5725,000   Main Road   Titali Bay   2   123   567   5725,300   5725,000   Main Road   Titali Bay   2   123   567   5725,300   5725,000   Main Road   Titali Bay   2   72   302   5575,300   5725,000   Main Road   Titali Bay   2   72   302   5575,000   Main Road   M								·						\$680,000
Holtombe Drive   Parapararum   S   222   890   \$1,128,000   \$1,000,000   Harrace Road   Titahi Bay   2   133   \$675   \$1,125,5000   Sazier Grove   Parapararum   3   100   \$46   \$575,000   \$570,000   Main Road   Titahi Bay   2   \$1   \$625   \$598,300   \$598,300   \$610   Galipoli Place   Parapararum   3   151   \$65   \$583,000   \$520,000   Whensa View   Titahi Bay   2   72   302   \$551,2500   \$610   Galipoli Place   Parapararum   3   151   \$65   \$883,000   \$520,000   Whensa View   Titahi Bay   2   72   302   \$551,2500   \$610   Galipoli Place   Parapararum   3   155   \$62   \$597,000   \$570,000   Award Drive   Walkanae   3   40   848   \$592,0000   \$600   Award Drive   Walkanae   3   100   \$68   \$592,0000   \$600   Award Drive   Walkanae   4   283   1206   \$1,370,0000   Award Drive   Walkanae   3   130   756   \$865,000   Awarda Wenue   Parapararum   3   160   \$65   \$765,000   \$5710,000   EMoana Road   Walkanae   3   164   897   \$1,000,000   Awarda Wenue   Parapararum   3   160   \$65   \$785,000   \$5710,000   Awarda Microve   Walkanae   4   183   \$677   \$950,0000   Awarda Wenue   Parapararum   4   237   776   \$1,030,000   \$570,000   Awarda Kristove   Walkanae   4   183   \$677   \$950,0000   Awarda Wenue   Walka	•							,	•					\$740,000
Brazier Grove   Paraparamum   3   100   546   575,000   572,000   Main Road   Titahi Bay   2   81   625   5598,300   Congarino Street   Paraparamum   3   80   929   5597,000   5550,000   Whenua View   Titahi Bay   2   72   302   5512,500   Confidence   Value	•													\$1,000,000
Transparament   Paraparament   3   80   929   \$597,000   \$550,000   Carabrook Grove   Titahi Bay   2   72   302   \$512,500   Salipidi Place   Paraparamum   3   151   615   \$838,000   \$820,000   Avanta Dirive   Wailanae   3   90   608   \$925,000   Formation of the paraparamum   3   125   362   \$915,000   \$890,000   Avanta Dirive   Wailanae   3   30   756   \$865,000   Formation of the paraparamum   3   170   453   \$760,000   \$710,000   EMonana Rod   Waikanae   3   130   756   \$865,000   Formation of the paraparamum   3   170   453   \$765,000   \$710,000   EMonana Rod   Waikanae   3   164   897   \$1,080,000   Formation of the paraparamum   3   160   656   \$785,000   \$770,000   EMonana Rod   Waikanae   4   183   627   \$990,000   Formation of the paraparamum   3   160   656   \$785,000   \$770,000   Formation of the paraparamum   4   237   776   \$1,030,000   \$790,000   Formation of the paraparamum   4   237   776   \$1,030,000   \$790,000   Formation of the paraparamum   4   237   776   \$1,030,000   \$790,000   Formation of the paraparamum   4   237   776   \$1,030,000   \$790,000   Formation of the paraparamum   5   770   570,000   \$790,000   Formation of the paraparamum   5   770   570,000   \$790,000									,					
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Parakai Street														\$1,300,000
Avatea Avenue   Paraparamum   3   160   656   5785,000   5770,000   Huia Street   Waikanae   4   183   627   5950,000							. ,							\$750,000
Langdale Avenue														\$940,000
Millennium Hill         Paraparaumu         4         237         776         \$1,030,000         \$920,000         Balmerino Grove         Waikanae         3         147         379         \$808,000           Makarini Street         Paraparaumu         2         110         557         \$655,000         \$580,000         Winara Avenue         Waikanae         3         260         715         \$1,135,500           Jade Lane         Paraparaumu         4         202         613         \$830,000         \$780,000         Tutere Street         Waikanae         2         72         464         \$710,000           Kapiti Road         Paraparaumu         3         100         809         \$650,000         \$790,000         Campion Road         Waikanae         5         360         997         \$1,365,000           Churs Road         Paraparaumu         3         170         809         \$795,000         \$770,000         Eruini Street         Waikanae         3         26         691         \$1,500,000           Kapiti Road         Paraparaumu         3         166         245         \$1,735,000         \$770,000         Eruini Street         Waikanae         3         226         691         \$1,500,000           Kap														\$930,000
Makarini Street         Paraparaumu         2         110         557         \$625,000         \$580,000         Winara Avenue         Waikanae         3         260         715         \$1,137,500           Jade Lane         Paraparaumu         3         197         \$47         \$1,100,000         \$1,300,000         Rauparaha Street         Waikanae         2         72         464         \$760,000           Kapiti Road         Paraparaumu         3         100         809         \$550,000         \$500,000         Barbaras Way         Waikanae         2         110         400         \$710,000           San Priamo Place         Paraparaumu         3         170         899         \$820,000         \$790,000         Campion Road         Waikanae         3         169         686         \$990,000           Chums Road         Paraparaumu         3         186         245         \$1,350,000         \$770,000         Fine Ridge Ferrace         Waikanae         3         169         686         \$990,000           Seaview Road         Paraparaumu         1         60         366         \$705,000         \$750,000         Field Way         Waikanae         3         132         817         \$825,000           Mont	•													\$910,000
Jade Lane   Paraparaumu   3   197   547   \$1,100,000   \$1,030,000   Rauparaha Street   Waikanae   2   72   464   \$760,000   Hadleigh Court   Paraparaumu   4   202   613   \$830,000   \$780,0000   Tutere Street   Waikanae   2   110   400   \$710,0000   \$710,0000   \$770,0000   \$770,000												3/9	,	\$710,000
Hadleigh Court   Paraparaumu   4   202   613   \$830,000   \$780,000   Tutere Street   Waikanae   2   110   400   \$710,000   Kapiti Road   Paraparaumu   3   100   809   \$650,000   \$650,000   Garbaras Way   Waikanae   5   360   997   \$1,365,000   \$1.0000   \$1.000   \$1.000   \$1.000   \$1.000   \$1.000   \$1.000   \$1.0000   \$1.000   \$1.00000   \$1.0000   \$1.0000   \$1.00000   \$1.00000   \$1.00000   \$1.00000   \$1.00000   \$1.00000		·												\$1,050,000
Kapiti Road         Paraparaumu         3         100         809         \$650,000         Barbaras Way         Waikanae         5         360         997         \$1,365,000           San Priamo Place         Paraparaumu         3         170         599         \$820,000         \$790,000         Campion Road         Waikanae         3         169         686         \$900,000           Chums Road         Paraparaumu         3         186         245         \$1,350,000         \$775,000         Eruini Street         Waikanae         3         226         691         \$1,500,000           Seaview Road         Paraparaumu         1         60         366         \$705,000         \$750,000         Field Way         Waikanae         3         132         817         \$825,000           Golf Road         Paraparaumu         2         128         400         \$775,000         \$820,000         Napier Grove         Waikanae         3         190         905         \$785,000           Michael Road         Paraparaumu         4         210         800         \$640,000         \$790,000         Kaituna Street         Waitangirua         4         120         990         \$5461,000           Martin Road         Paraparau							. , ,	•						\$690,000
San Priamo Place         Paraparaumu         3         170         599         \$820,000         \$790,000         Campion Road         Waikanae         3         169         686         \$900,000           Chums Road         Paraparaumu         3         170         809         \$795,000         \$770,000         Eruini Street         Waikanae         3         85         809         \$8770,000           Kapiti Road         Paraparaumu         1         60         366         \$705,000         \$1,350,000         Fine Ridge Terrace         Waikanae         3         122         691         \$1,500,000           Geaview Road         Paraparaumu         3         160         451         \$775,000         \$820,000         Napier Grove         Waikanae         3         190         905         \$785,000           Monterosso Place         Paraparaumu         2         128         400         \$745,000         \$720,000         Kaituna Street         Waikanae         3         144         602         \$952,000           Michael Road         Paraparaumu         3         160         713         \$785,000         \$790,000         Saithes Drive North         Whitby         4         167         992         \$1,000,000	,													\$720,000
Chums Road         Paraparaumu         3         170         809         \$795,000         \$770,000         Eruini Street         Waikanae         3         85         809         \$877,000           Kapiti Road         Paraparaumu         3         186         245         \$1,350,000         \$1,350,000         Pine Ridge Ferrace         Waikanae         3         226         691         \$1,500,000           Seaview Road         Paraparaumu         1         60         366         \$705,000         \$570,000         Field Way         Waikanae         3         132         817         \$825,000           Monteross Place         Paraparaumu         2         128         400         \$745,000         \$720,000         Kaituna Street         Waikanae         3         190         905         \$785,000           Michael Road         Paraparaumu         4         210         809         \$640,000         \$790,000         Cather Borive North         Whitby         4         167         992         \$461,000           Martin Road         Paraparaumu         3         110         810         \$785,000         \$800,000         Furneaux Grove         Whitby         4         255         1154         \$1,480,000           Ko	•			100	809	\$650,000		,				997	\$1,365,000	\$1,350,000
Kapiti Road         Paraparaumu         3         186         245         \$1,350,000         Pine Ridge Terrace         Waikanae         3         226         691         \$1,500,000           Seaview Road         Paraparaumu         1         60         366         \$705,000         \$750,000         Field Way         Waikanae         3         132         817         \$825,000           Golf Road         Paraparaumu         3         160         451         \$775,000         \$820,000         Napier Grove         Waikanae         3         190         905         \$785,000           Michael Road         Paraparaumu         4         210         809         \$640,000         \$790,000         Kaituna Street         Waitangirua         4         120         990         \$461,000           Cedar Drive         Paraparaumu         3         160         713         \$785,000         \$800,000         Camber Drive         Whitby         4         167         992         \$1,070,000           Te Kupe Road         Paraparaumu         3         111         809         \$782,000         \$50,000         Furneaux Grove         Whitby         4         250         679         \$1,000,000           Martin Road         Paraparau	San Priamo Place	Paraparaumu		170	599				Waikanae			686		\$850,000
Seaview Road         Paraparaumu         1         60         366         \$705,000         \$750,000         Field Way         Waikanae         3         132         817         \$825,000           Golf Road         Paraparaumu         3         160         451         \$775,000         \$820,000         Napier Grove         Waikanae         3         190         905         \$785,000           Monterosso Place         Paraparaumu         2         128         400         \$745,000         \$720,000         Kaituna Street         Waikanae         3         190         905         \$785,000           Melcal Road         Paraparaumu         4         210         809         \$640,000         \$790,000         Camber Drive         Whitby         4         167         992         \$1,070,000           Te Kupe Road         Paraparaumu         3         111         809         \$782,000         \$750,000         Furneaux Grove         Whitby         4         250         679         \$1,005,000           Martin Road         Paraparaumu         3         110         810         \$750,000         \$640,000         The Layline         Whitby         4         250         679         \$1,005,000           Kotuku Drive		Paraparaumu	3	170	809	\$795,000	\$770,000		Waikanae	3	85	809	\$877,000	\$900,000
Golf Road Paraparaumu 3 160 451 \$775,000 \$820,000 Napier Grove Waikanae 3 190 905 \$785,000 Monterosso Place Paraparaumu 2 128 400 \$745,000 \$720,000 Kaituna Street Waitangirua 4 120 990 \$461,000 Michael Road Paraparaumu 4 210 809 \$640,000 \$790,000 Staithes Drive North Whitby 3 144 602 \$952,000 Cedar Drive Paraparaumu 3 160 713 \$785,000 \$800,000 Camber Drive Whitby 4 167 992 \$1,070,000 Martin Road Paraparaumu 3 111 809 \$782,000 \$750,000 Furneaux Grove Whitby 4 250 679 \$1,005,000 Martin Road Paraparaumu 3 110 810 \$750,000 \$640,000 The Layline Whitby 4 355 1154 \$1,480,000 Kotuku Drive Paraparaumu 4 225 674 \$1,230,000 \$1,130,000 Holystone Road Whitby 3 105 237 \$780,000 Cottonwood Close Paraparaumu 4 210 534 \$850,000 \$900,000 Schooner Drive Whitby 4 185 988 \$1,061,000 Manly Street Paraparaumu 4 244 709 \$950,000 \$1,000,000 Oakum Road Whitby 3 105 209 \$780,000 Manly Street Paraparaumu 4 270 1273 \$1,235,000 \$1,010,000 Luff Place Whitby 3 105 231 \$770,000 Man View Road Paremata 3 170 414 \$785,000 \$760,000 Sialmaker Close Whitby 3 105 231 \$770,000 Man View Road Paremata 4 131 942 \$685,000 \$780,000 Shackle Lane Whitby 3 105 259 \$760,000 Kiriwai Road Plimmerton 3 130 505 \$770,000 \$890,000 Shackle Lane Whitby 3 105 248 \$760,000 Moana Road Plimmerton 6 240 894 \$850,000 \$600,000 Exploration Whitby 3 105 248 \$760,000 Michael Road Pukerua Bay 3 217 504 \$1,310,000 \$980,000 Woolvich Close Whitby 3 93 517 \$742,650	•	Paraparaumu	3		245	\$1,350,000	\$1,350,000	Pine Ridge Terrace	Waikanae	3		691	\$1,500,000	\$1,400,000
Monterosso Place         Paraparaumu         2         128         400         \$745,000         \$720,000         Kaituna Street         Waitangirua         4         120         990         \$461,000           Michael Road         Paraparaumu         4         210         809         \$640,000         \$790,000         Staithes Drive North         Whitby         3         144         602         \$952,000           Cedar Drive         Paraparaumu         3         160         713         \$785,000         \$800,000         Camber Drive         Whitby         4         167         992         \$1,070,000           Te Kupe Road         Paraparaumu         3         111         809         \$750,000         \$640,000         The Layline         Whitby         4         250         679         \$1,005,000           Martin Road         Paraparaumu         4         225         674         \$1,230,000         \$1,130,000         The Layline         Whitby         4         250         679         \$1,065,000           Beach Haven Place         Paraparaumu         4         225         674         \$1,230,000         \$830,000         Navigation Drive         Whitby         4         203         977         \$1,185,000	Seaview Road	Paraparaumu	1	60	366	\$705,000	\$750,000	Field Way	Waikanae	3	132	817	\$825,000	\$830,000
Michael Road         Paraparaumu         4         210         809         \$640,000         \$790,000         Staithes Drive North         Whitby         3         144         602         \$952,000           Cedar Drive         Paraparaumu         3         160         713         \$785,000         \$800,000         Camber Drive         Whitby         4         167         992         \$1,070,000           Te Kupe Road         Paraparaumu         3         111         809         \$782,000         \$750,000         Furneaux Grove         Whitby         4         250         679         \$1,005,000           Martin Road         Paraparaumu         3         110         810         \$750,000         \$640,000         The Layline         Whitby         4         355         1154         \$1,480,000           Kotuku Drive         Paraparaumu         4         225         674         \$1,230,000         \$1,130,000         Holystone Road         Whitby         3         105         237         \$780,000           Beach Haven Place         Paraparaumu         4         210         534         \$850,000         \$900,000         Schooner Drive         Whitby         4         185         987         \$1,185,000           Co	Golf Road	Paraparaumu	3	160	451	\$775,000	\$820,000	Napier Grove	Waikanae	3	190	905	\$785,000	\$720,000
Cedar Drive         Paraparaumu         3         160         713         \$785,000         \$800,000         Camber Drive         Whitby         4         167         992         \$1,070,000           Te Kupe Road         Paraparaumu         3         111         809         \$782,000         \$750,000         Furneaux Grove         Whitby         4         250         679         \$1,005,000           Martin Road         Paraparaumu         3         110         810         \$750,000         \$640,000         The Layline         Whitby         4         355         1154         \$1,480,000           Kotuku Drive         Paraparaumu         4         225         674         \$1,230,000         \$1,130,000         Holystone Road         Whitby         3         105         237         \$780,000           Beach Haven Place         Paraparaumu         3         170         503         \$840,000         \$830,000         Navigation Drive         Whitby         4         203         977         \$1,185,000           Cottonwood Close         Paraparaumu         4         210         534         \$850,000         \$900,000         Schooner Drive         Whitby         4         185         988         \$1,061,000	Monterosso Place	Paraparaumu	2	128	400	\$745,000	\$720,000	Kaituna Street	Waitangirua	4	120	990	\$461,000	\$600,000
Te Kupe Road         Paraparaumu         3         111         809         \$782,000         \$750,000         Furneaux Grove         Whitby         4         250         679         \$1,005,000           Martin Road         Paraparaumu         3         110         810         \$750,000         \$640,000         The Layline         Whitby         4         355         1154         \$1,480,000           Kotuku Drive         Paraparaumu         4         225         674         \$1,230,000         \$1,130,000         Holystone Road         Whitby         3         105         237         \$780,000           Beach Haven Place         Paraparaumu         3         170         503         \$840,000         \$830,000         Navigation Drive         Whitby         4         203         977         \$1,185,000           Cottonwood Close         Paraparaumu         4         210         534         \$850,000         \$900,000         Schooner Drive         Whitby         4         185         988         \$1,061,000           Manly Street         Paraparaumu         4         244         709         \$950,000         \$1,090,000         Oakum Road         Whitby         3         105         231         \$770,000           W	Michael Road	Paraparaumu	4	210	809	\$640,000	\$790,000	Staithes Drive North	Whitby	3		602	\$952,000	\$910,000
Te Kupe Road         Paraparaumu         3         111         809         \$782,000         \$750,000         Furneaux Grove         Whitby         4         250         679         \$1,005,000           Martin Road         Paraparaumu         3         110         810         \$750,000         \$640,000         The Layline         Whitby         4         355         1154         \$1,480,000           Kotuku Drive         Paraparaumu         4         225         674         \$1,230,000         \$1,130,000         Holystone Road         Whitby         3         105         237         \$780,000           Beach Haven Place         Paraparaumu         3         170         503         \$840,000         \$830,000         Navigation Drive         Whitby         4         203         977         \$1,185,000           Cottonwood Close         Paraparaumu         4         210         534         \$850,000         \$900,000         Schooner Drive         Whitby         4         185         988         \$1,061,000           Manly Street         Paraparaumu         4         244         709         \$950,000         \$1,090,000         Oakum Road         Whitby         3         105         231         \$770,000           W	Cedar Drive	Paraparaumu	3	160	713	\$785,000	\$800,000	Camber Drive	Whitby	4	167	992	\$1,070,000	\$1,050,000
Kotuku Drive         Paraparaumu         4         225         674         \$1,230,000         \$1,130,000         Holystone Road         Whitby         3         105         237         \$780,000           Beach Haven Place         Paraparaumu         3         170         503         \$840,000         \$830,000         Navigation Drive         Whitby         4         203         977         \$1,185,000           Cottonwood Close         Paraparaumu         4         210         534         \$850,000         \$900,000         Schooner Drive         Whitby         4         185         988         \$1,061,000           Manly Street         Paraparaumu         4         244         709         \$950,000         \$700,000         Oakum Road         Whitby         3         105         209         \$780,000           Rangiatea Street         Paraparaumu         3         110         809         \$750,000         \$700,000         Holystone Road         Whitby         3         105         231         \$770,000           Wood Leigh         Paraparaumu         4         270         1273         \$1,235,000         \$1,010,000         Luff Place         Whitby         3         156         594         \$840,000           M	Te Kupe Road	Paraparaumu	3	111	809	\$782,000	\$750,000	Furneaux Grove	Whitby	4	250	679	\$1,005,000	\$970,000
Kotuku Drive         Paraparaumu         4         225         674         \$1,230,000         \$1,130,000         Holystone Road         Whitby         3         105         237         \$780,000           Beach Haven Place         Paraparaumu         3         170         503         \$840,000         \$830,000         Navigation Drive         Whitby         4         203         977         \$1,185,000           Cottonwood Close         Paraparaumu         4         210         534         \$850,000         \$900,000         Schooner Drive         Whitby         4         185         988         \$1,061,000           Manly Street         Paraparaumu         4         244         709         \$950,000         \$700,000         Oakum Road         Whitby         3         105         209         \$780,000           Rangiatea Street         Paraparaumu         3         110         809         \$750,000         \$700,000         Holystone Road         Whitby         3         105         231         \$770,000           Wood Leigh         Paraparaumu         4         270         1273         \$1,235,000         \$1,010,000         Luff Place         Whitby         3         156         594         \$840,000           M	Martin Road	Paraparaumu	3	110	810	\$750,000	\$640,000	The Layline	Whitby	4	355	1154	\$1,480,000	\$1,550,000
Beach Haven Place         Paraparaumu         3         170         503         \$840,000         \$830,000         Navigation Drive         Whitby         4         203         977         \$1,185,000           Cottonwood Close         Paraparaumu         4         210         534         \$850,000         \$900,000         Schooner Drive         Whitby         4         185         988         \$1,061,000           Manly Street         Paraparaumu         4         244         709         \$950,000         \$1,090,000         Oakum Road         Whitby         3         105         209         \$780,000           Rangiatea Street         Paraparaumu         4         270         1273         \$1,235,000         \$1,010,000         Luff Place         Whitby         3         156         594         \$840,000           Mood Leigh         Paraparaumu         4         270         1273         \$1,235,000         \$1,010,000         Luff Place         Whitby         3         156         594         \$840,000           Mana View Road         Paremata         3         170         414         \$785,000         \$760,000         Sailmaker Close         Whitby         5         302         120         \$1,130,000	Kotuku Drive	Paraparaumu	4	225	674	\$1,230,000	\$1,130,000	Holystone Road	Whitby	3		237		\$760,000
Cottonwood Close         Paraparaumu         4         210         534         \$850,000         \$900,000         Schooner Drive         Whitby         4         185         988         \$1,061,000           Manly Street         Paraparaumu         4         244         709         \$950,000         \$1,090,000         Oakum Road         Whitby         3         105         209         \$780,000           Rangiatea Street         Paraparaumu         3         110         809         \$750,000         \$700,000         Holystone Road         Whitby         3         105         231         \$770,000           Wood Leigh         Paraparaumu         4         270         1273         \$1,235,000         \$1,010,000         Luff Place         Whitby         3         156         594         \$840,000           Mana View Road         Paremata         3         170         414         \$785,000         \$760,000         Sailmaker Close         Whitby         5         302         1200         \$1,130,000           Paremata Road         Paremata         4         131         942         \$685,000         \$780,000         Shackle Lane         Whitby         3         160         567         \$825,000           Kiriwai Road<				170				,			203	977		\$1,270,000
Manly Street         Paraparaumu         4         244         709         \$950,000         \$1,090,000         Oakum Road         Whitby         3         105         209         \$780,000           Rangiatea Street         Paraparaumu         3         110         809         \$750,000         \$700,000         Holystone Road         Whitby         3         105         231         \$770,000           Wood Leigh         Paraparaumu         4         270         1273         \$1,235,000         \$1,010,000         Luff Place         Whitby         3         156         594         \$840,000           Mana View Road         Paremata         3         170         414         \$785,000         \$760,000         Sailmaker Close         Whitby         5         302         1200         \$1,130,000           Paremata Road         Paremata         3         160         654         \$1,325,000         \$780,000         Holystone Road         Whitby         3         105         259         \$760,000           Kiriwai Road         Paremata         4         131         942         \$685,000         \$780,000         Shackle Lane         Whitby         3         160         567         \$825,000           Moana Road								•	•					\$1,050,000
Rangiatea Street         Paraparaumu         3         110         809         \$750,000         \$700,000         Holystone Road         Whitby         3         105         231         \$770,000           Wood Leigh         Paraparaumu         4         270         1273         \$1,235,000         \$1,010,000         Luff Place         Whitby         3         156         594         \$840,000           Mana View Road         Paremata         3         170         414         \$785,000         \$760,000         Sailmaker Close         Whitby         5         302         1200         \$1,130,000           Paremata Road         Paremata         3         160         654         \$1,325,000         \$1,420,000         Holystone Road         Whitby         3         105         259         \$760,000           Kiriwai Road         Paremata         4         131         942         \$685,000         \$780,000         Shackle Lane         Whitby         3         160         567         \$825,000           Moana Road         Plimmerton         3         130         505         \$770,000         \$850,000         Cleat Street         Whitby         3         105         248         \$760,000           Roys Road		·												\$760,000
Wood Leigh         Paraparaumu         4         270         1273         \$1,235,000         \$1,010,000         Luff Place         Whitby         3         156         594         \$840,000           Mana View Road         Paremata         3         170         414         \$785,000         \$760,000         Sailmaker Close         Whitby         5         302         1200         \$1,130,000           Paremata Road         Paremata         3         160         654         \$1,325,000         \$1,420,000         Holystone Road         Whitby         3         105         259         \$760,000           Kiriwai Road         Paremata         4         131         942         \$685,000         \$780,000         Shackle Lane         Whitby         3         160         567         \$825,000           Moana Road         Plimmerton         3         130         505         \$770,000         \$850,000         Cleat Street         Whitby         3         130         605         \$710,000           Roys Road         Plimmerton         6         240         894         \$850,000         \$690,000         Holystone Road         Whitby         3         105         248         \$760,000           Titahi Bay Road	•								•					\$340,000
Mana View Road         Paremata         3         170         414         \$785,000         \$760,000         Sailmaker Close         Whitby         5         302         1200         \$1,130,000           Paremata Road         Paremata         3         160         654         \$1,325,000         \$1,420,000         Holystone Road         Whitby         3         105         259         \$760,000           Kiriwai Road         Paremata         4         131         942         \$685,000         \$780,000         Shackle Lane         Whitby         3         160         567         \$825,000           Moana Road         Plimmerton         3         130         505         \$770,000         \$850,000         Cleat Street         Whitby         3         130         605         \$710,000           Roys Road         Plimmerton         6         240         894         \$850,000         \$690,000         Holystone Road         Whitby         3         105         248         \$760,000           Titahi Bay Road         Porirua Central         3         90         819         \$555,000         \$600,000         Exploration Way         Whitby         4         250         884         \$1,017,000           Muri Road	•							,						\$850,000
Paremata Road         Paremata         3         160         654         \$1,325,000         \$1,420,000         Holystone Road         Whitby         3         105         259         \$760,000           Kiriwai Road         Paremata         4         131         942         \$685,000         \$780,000         Shackle Lane         Whitby         3         160         567         \$825,000           Moana Road         Plimmerton         3         130         505         \$770,000         \$850,000         Cleat Street         Whitby         3         130         605         \$710,000           Roys Road         Plimmerton         6         240         894         \$850,000         \$690,000         Holystone Road         Whitby         3         105         248         \$760,000           Titahi Bay Road         Porirua Central         3         90         819         \$555,000         \$600,000         Exploration Way         Whitby         4         250         884         \$1,017,000           Muri Road         Pukerua Bay         3         217         504         \$1,310,000         \$980,000         Woolwich Close         Whitby         3         91         654         \$675,000           Ocean Parade	•								•					\$1,090,000
Kiriwai Road         Paremata         4         131         942         \$685,000         \$780,000         Shackle Lane         Whitby         3         160         567         \$825,000           Moana Road         Plimmerton         3         130         505         \$770,000         \$850,000         Cleat Street         Whitby         3         130         605         \$710,000           Roys Road         Plimmerton         6         240         894         \$850,000         \$690,000         Holystone Road         Whitby         3         105         248         \$760,000           Titahi Bay Road         Porirua Central         3         90         819         \$555,000         \$600,000         Exploration Way         Whitby         4         250         884         \$1,017,000           Muri Road         Pukerua Bay         3         217         504         \$1,310,000         \$980,000         Woolwich Close         Whitby         3         91         654         \$675,000           Ocean Parade         Pukerua Bay         4         265         612         \$1,250,000         \$1,560,000         Thimble Lane         Whitby         3         93         517         \$742,650														\$760,000
Moana Road         Plimmerton         3         130         505         \$770,000         \$850,000         Cleat Street         Whitby         3         130         605         \$710,000           Roys Road         Plimmerton         6         240         894         \$850,000         \$690,000         Holystone Road         Whitby         3         105         248         \$760,000           Titahi Bay Road         Porirua Central         3         90         819         \$555,000         \$600,000         Exploration Way         Whitby         4         250         884         \$1,017,000           Muri Road         Pukerua Bay         3         217         504         \$1,310,000         \$980,000         Woolwich Close         Whitby         3         91         654         \$675,000           Ocean Parade         Pukerua Bay         4         265         612         \$1,250,000         \$1,560,000         Thimble Lane         Whitby         3         93         517         \$742,650								,	•					\$840,000
Roys Road         Plimmerton         6         240         894         \$850,000         \$690,000         Holystone Road         Whitby         3         105         248         \$760,000           Titahi Bay Road         Porirua Central         3         90         819         \$555,000         \$600,000         Exploration Way         Whitby         4         250         884         \$1,017,000           Muri Road         Pukerua Bay         3         217         504         \$1,310,000         \$980,000         Woolwich Close         Whitby         3         91         654         \$675,000           Ocean Parade         Pukerua Bay         4         265         612         \$1,250,000         \$1,560,000         Thimble Lane         Whitby         3         93         517         \$742,650														\$740,000
Titahi Bay Road         Porirua Central         3         90         819         \$555,000         \$600,000         Exploration Way         Whitby         4         250         884         \$1,017,000           Muri Road         Pukerua Bay         3         217         504         \$1,310,000         \$980,000         Woolwich Close         Whitby         3         91         654         \$675,000           Ocean Parade         Pukerua Bay         4         265         612         \$1,250,000         \$1,560,000         Thimble Lane         Whitby         3         93         517         \$742,650									•					
Muri Road         Pukerua Bay         3         217         504         \$1,310,000         \$980,000         Woolwich Close         Whitby         3         91         654         \$675,000           Ocean Parade         Pukerua Bay         4         265         612         \$1,250,000         \$1,560,000         Thimble Lane         Whitby         3         93         517         \$742,650	•							,						\$340,000
Ocean Parade         Pukerua Bay         4         265         612         \$1,250,000         \$1,560,000         Thimble Lane         Whitby         3         93         517         \$742,650	,								•					\$960,000
		,												\$630,000
KAWNILI KOAO PUKETUA BAY 3 108 453 \$//5,000 \$840,000 The Layline Whitby 5 320 655 \$1,165,000		•							•					\$740,000
								,						\$1,440,000
Kotipu Place Pukerua Bay 4 229 846 \$852,000 \$810,000 Gaff Place Whitby 3 84 407 \$685,000 Spruce Grove Ranui 3 150 1147 \$738,000 \$730,000	•	,						Gaff Place	Whitby	3	84	407	\$685,000	\$680,000