



# Property Update

## Tawa to Pukerua Bay

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### 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/](http://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

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

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.

# RayWhite

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# Recent Tawa to Kapiti Residential Property Sales

Courtesy REINZ [www.reinz.co.nz](http://www.reinz.co.nz)

Street	Area	Beds	Floor m <sup>2</sup>	Land m <sup>2</sup>	Sold	RV
Queen Charlotte Drive	Aotea	4	223	635	\$1,305,000	\$1,390,000
Milford Street	Aotea	4	205	800	\$1,225,001	\$1,200,000
John Burke Drive	Aotea	4	249	989	\$1,100,000	\$1,330,000
Te Puia Drive	Aotea	3	160	722	\$1,095,000	\$1,030,000
John Burke Drive	Aotea	4	310	761	\$1,405,000	\$1,500,000
Okupe Grove	Aotea	4	214	632	\$1,300,000	\$1,270,000
Te Puia Drive	Aotea	4	191	600	\$1,000,000	\$1,030,000
Omaka Place	Aotea	4	190	277	\$1,065,000	\$1,140,000
Tasman Close	Aotea	4	192	599	\$960,000	\$1,070,000
Milford Street	Aotea	4	201	866	\$960,000	\$1,060,000
Tongariro Drive	Aotea	5	230	643	\$1,211,500	\$1,130,000
Aotea Drive	Aotea	5	270	629	\$1,200,000	\$1,280,000
Kahurangi Heights	Aotea	4	198	835	\$1,050,000	\$1,090,000
Bodmin Terrace	Camborne	4	200	620	\$860,000	\$900,000
St Ives Drive	Camborne	3	199	556	\$1,028,000	\$930,000
Cheshire Street	Cannons Creek	3	101	826	\$670,000	\$580,000
Iris Grove	Cannons Creek	4	110	759	\$497,000	\$590,000
Leicester Street	Cannons Creek	3	100	671	\$490,500	\$600,000
The Drive	Otaihanga	4	238	599	\$1,120,000	\$1,130,000
Lupin Road	Otaki	3	220	1104	\$660,000	\$600,000
Te Manuao Road	Otaki	2	67	722	\$545,000	\$540,000
Rikihana Way	Otaki	2	113	303	\$710,000	\$680,000
Te Wiremu Lane	Otaki	3	176	1001	\$836,000	\$910,000
Kingi Te Ahoaho Place	Otaki	3	127	705	\$750,000	\$820,000
Atkinson Avenue	Otaki Beach	4	120	809	\$500,000	\$510,000
Norfolk Crescent	Otaki Beach	3	110	594	\$510,000	\$540,000
Cromarty Place	Papakowhai	5	295	694	\$975,000	\$1,040,000
Ettrick Grove	Papakowhai	4	210	519	\$910,000	\$880,000
Brora Crescent	Papakowhai	4	220	516	\$835,000	\$840,000
Langdale Avenue	Paraparaumu	3	167	555	\$850,000	\$840,000
McGregor Place	Paraparaumu	2	137	302	\$800,000	\$750,000
Holcombe Drive	Paraparaumu	5	272	890	\$1,218,000	\$1,000,000
Brazier Grove	Paraparaumu	3	100	546	\$750,000	\$720,000
Tongariro Street	Paraparaumu	3	80	929	\$597,000	\$550,000
Gallipoli Place	Paraparaumu	3	151	615	\$883,000	\$820,000
Tararua Street	Paraparaumu	3	136	548	\$740,000	\$710,000
Koru Loop	Paraparaumu	3	125	362	\$915,000	\$890,000
Cabernet Close	Paraparaumu	3	170	453	\$760,000	\$710,000
Parakai Street	Paraparaumu	3	120	841	\$765,000	\$640,000
Awatea Avenue	Paraparaumu	3	160	656	\$785,000	\$770,000
Langdale Avenue	Paraparaumu	3	200	571	\$974,000	\$870,000
Millennium Hill	Paraparaumu	4	237	776	\$1,030,000	\$920,000
Makarini Street	Paraparaumu	2	110	557	\$625,000	\$580,000
Jade Lane	Paraparaumu	3	197	547	\$1,100,000	\$1,030,000
Hadleigh Court	Paraparaumu	4	202	613	\$830,000	\$780,000
Kapiti Road	Paraparaumu	3	100	809	\$650,000	\$600,000
San Priamo Place	Paraparaumu	3	170	599	\$820,000	\$790,000
Chums Road	Paraparaumu	3	170	809	\$795,000	\$770,000
Kapiti Road	Paraparaumu	3	186	245	\$1,350,000	\$1,350,000
Seaview Road	Paraparaumu	1	60	366	\$705,000	\$750,000
Golf Road	Paraparaumu	3	160	451	\$775,000	\$820,000
Monterosso Place	Paraparaumu	2	128	400	\$745,000	\$720,000
Michael Road	Paraparaumu	4	210	809	\$640,000	\$790,000
Cedar Drive	Paraparaumu	3	160	713	\$785,000	\$800,000
Te Kupe Road	Paraparaumu	3	111	809	\$782,000	\$750,000
Martin Road	Paraparaumu	3	110	810	\$750,000	\$640,000
Kotuku Drive	Paraparaumu	4	225	674	\$1,230,000	\$1,130,000
Beach Haven Place	Paraparaumu	3	170	503	\$840,000	\$830,000
Cottonwood Close	Paraparaumu	4	210	534	\$850,000	\$900,000
Manly Street	Paraparaumu	4	244	709	\$950,000	\$1,090,000
Rangiatea Street	Paraparaumu	3	110	809	\$750,000	\$700,000
Wood Leigh	Paraparaumu	4	270	1273	\$1,235,000	\$1,010,000
Mana View Road	Paremata	3	170	414	\$785,000	\$760,000
Paremata Road	Paremata	3	160	654	\$1,325,000	\$1,420,000
Kiriwai Road	Paremata	4	131	942	\$685,000	\$780,000
Moana Road	Plimmerton	3	130	505	\$770,000	\$850,000
Roys Road	Plimmerton	6	240	894	\$850,000	\$690,000
Titahi Bay Road	Porirua Central	3	90	819	\$555,000	\$600,000
Muri Road	Pukerua Bay	3	217	504	\$1,310,000	\$980,000
Ocean Parade	Pukerua Bay	4	265	612	\$1,250,000	\$1,560,000
Rawhiti Road	Pukerua Bay	3	108	453	\$775,000	\$840,000
Kotipu Place	Pukerua Bay	4	229	846	\$852,000	\$810,000
Spruce Grove	Ranui	3	150	1147	\$738,000	\$730,000

Street	Area	Beds	Floor m <sup>2</sup>	Land m <sup>2</sup>	Sold	RV
Apple Terrace	Ranui	4	110	813	\$780,000	\$740,000
Kiwi Road	Raumati Beach	3	100	847	\$635,000	\$680,000
Moss Lane	Raumati Beach	4	306	2727	\$1,400,000	\$1,390,000
Patterson Lane	Raumati Beach	3	192	641	\$1,050,000	\$950,000
Nugget Grove	Raumati Beach	2	70	568	\$645,000	\$680,000
Gabriel Street	Raumati Beach	3	170	547	\$850,000	\$810,000
Raumati Road	Raumati Beach	3	105	1080	\$835,000	\$740,000
Fincham Road	Raumati Beach	4	245	899	\$875,000	\$810,000
Margaret Road	Raumati Beach	2	100	809	\$750,000	\$670,000
Alexander Road	Raumati Beach	3	130	809	\$883,000	\$730,000
Rongomau Lane	Raumati South	2	54	350	\$500,000	\$470,000
Rosetta Road	Raumati South	3	160	1012	\$1,151,250	\$930,000
Metzenthin Close	Raumati South	4	250	769	\$1,250,000	\$1,180,000
Rangitui Crescent	Takapuwahia	3	112	658	\$720,000	\$700,000
Mascot Street	Tawa	3	180	1767	\$750,000	\$780,000
Cecil Road	Tawa	4	217	1032	\$1,000,000	\$950,000
Wilfred Street	Tawa	3	106	334	\$918,000	\$870,000
Tui Terrace	Tawa	3	120	859	\$805,000	\$750,000
Zande Terrace	Tawa	4	220	1262	\$712,500	\$830,000
The Drive	Tawa	3	155	376	\$720,000	\$1,200,000
Oxford Street	Tawa	4	145	446	\$952,500	\$960,000
Zande Terrace	Tawa	4	200	581	\$780,000	\$770,000
Fyvie Avenue	Tawa	4	168	687	\$880,000	\$900,000
Sunrise Boulevard	Tawa	4	230	771	\$1,020,000	\$1,080,000
Victory Crescent	Tawa	4	143	682	\$770,000	\$820,000
Woodman Drive	Tawa	4	220	640	\$940,000	\$930,000
Oxford Street	Tawa	4	202	809	\$1,210,000	\$1,130,000
Bell Street	Tawa	3	100	272	\$495,000	\$510,000
Te Hapua Road	Te Horo	3	165	9848	\$950,000	\$1,120,000
Chaffey Crescent	Titahi Bay	4	118	439	\$595,000	\$680,000
Hiwi Crescent	Titahi Bay	4	110	400	\$730,000	\$740,000
Terrace Road	Titahi Bay	2	123	567	\$1,125,000	\$1,000,000
Main Road	Titahi Bay	2	81	625	\$598,300	\$590,000
Whenua View	Titahi Bay	2	72	302	\$512,500	\$640,000
Cranbrook Grove	Waikanae	3	190	608	\$925,000	\$880,000
Awanui Drive	Waikanae	3	240	848	\$920,000	\$990,000
David Street	Waikanae	4	283	1206	\$1,370,000	\$1,300,000
Te Moana Road	Waikanae	3	130	756	\$865,000	\$750,000
Tauhau Place	Waikanae	3	164	897	\$1,080,000	\$940,000
Huia Street	Waikanae	4	183	627	\$950,000	\$930,000
Kakariki Grove	Waikanae	3	219	731	\$965,000	\$910,000
Balmerino Grove	Waikanae	3	147	379	\$808,000	\$710,000
Winara Avenue	Waikanae	3	260	715	\$1,137,500	\$1,050,000
Rauparaha Street	Waikanae	2	72	464	\$760,000	\$690,000
Tutere Street	Waikanae	2	110	400	\$710,000	\$720,000
Barbaras Way	Waikanae	5	360	997	\$1,365,000	\$1,350,000
Campion Road	Waikanae	3	169	686	\$900,000	\$850,000
Eruini Street	Waikanae	3	85	809	\$877,000	\$900,000
Pine Ridge Terrace	Waikanae	3	226	691	\$1,500,000	\$1,400,000
Field Way	Waikanae	3	132	817	\$825,000	\$830,000
Napier Grove	Waikanae	3	190	905	\$785,000	\$720,000
Kaituna Street	Waitangirua	4	120	990	\$461,000	\$600,000
Staithe Drive North	Whitby	3	144	602	\$952,000	\$910,000
Camber Drive	Whitby	4	167	992	\$1,070,000	\$1,050,000
Furieux Grove	Whitby	4	250	679	\$1,005,000	\$970,000
The Layline	Whitby	4	355	1154	\$1,480,000	\$1,550,000
Holystone Road	Whitby	3	105	237	\$780,000	\$760,000
Navigation Drive	Whitby	4	203	977	\$1,185,000	\$1,270,000
Schooner Drive	Whitby	4	185	988	\$1,061,000	\$1,050,000
Oakum Road	Whitby	3	105	209	\$780,000	\$760,000
Holystone Road	Whitby	3	105	231	\$770,000	\$340,000
Luff Place	Whitby	3	156	594	\$840,000	\$850,000
Sailmaker Close	Whitby	5	302	1200	\$1,130,000	\$1,090,000
Holystone Road	Whitby	3	105	259	\$760,000	\$760,000
Shackle Lane	Whitby	3	160	567	\$825,000	\$840,000
Cleat Street	Whitby	3	130	605	\$710,000	\$740,000
Holystone Road	Whitby	3	105	248	\$760,000	\$340,000
Exploration Way	Whitby	4	250	884	\$1,017,000	\$960,000
Woolwich Close	Whitby	3	91	654	\$675,000	\$630,000
Thimble Lane	Whitby	3	93	517	\$742,650	\$740,000
The Layline	Whitby	5	320	655	\$1,165,000	\$1,440,000
Gaff Place	Whitby	3	84	407	\$685,000	\$680,000

This sampling of recent sales was extracted from data compiled by The Real Estate Institute of NZ and represents sales from all real estate companies in the area and not just Ray White. For privacy purposes no street numbers are published here.