



Property Update

Tawa to Pukerua Bay

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CALL OR EMAIL FOR YOUR LOCAL AREA PROPERTY REPORT

Mould and dampness in rental properties

Rental homes need to be free from mould and dampness before being rented out. During a tenancy, tenants need to keep the house well-aired and remove any mould straight away.

Before the tenancy starts, the tenant and landlord should go through the property together. Note any damage in the property inspection report (part of the tenancy agreement).

Use this opportunity to:

- look for any signs of mould or damp
- raise any concerns with the landlord
- agree when and how issues will be addressed.

What the landlord should do to prevent mould

Dampness is often from external sources. Check that gutters are clear, and that downpipes and drainage are working.

Under the healthy homes standards, landlords will need to make sure their rental properties have efficient drainage for the removal of storm water, surface water and ground water. The drainage system must include gutters, downpipes and drains for the removal of water from the roof.

If the rental property has an enclosed subfloor, a ground moisture barrier must be installed if it is reasonably practicable to do so.

What is the moisture ingress and drainage standard?

Rental properties must have efficient drainage for the removal of storm water,

surface water and ground water, including an appropriate outfall. The drainage system must include gutters, downpipes and drains for the removal of water from the roof.

If the rental property has an enclosed subfloor, a ground moisture barrier must be installed if it is reasonably practicable to do so.

What the tenant should do to prevent mould

Once you move in, you need to keep the house clean and tidy. This includes keeping it in a condition that doesn't encourage mould and damp. A well-aired, ventilated house is crucial to prevent mould.

You're most likely to have problems with damp and mould in autumn and winter. A dry, well-aired home is easier to heat and healthier for you and your family.

Open windows and doors whenever you can and open the curtains during the day.

Activities like cooking, bathing or drying clothes create moisture. To remove this from the house, open windows and use any extractor fans.

Other things you can do to prevent mould and damp are:

- keep lids on pots when cooking
- wipe condensation off walls and windows
- hang washing outside, and make sure everything's dry before putting it away
- leave wardrobes a bit open and pull beds and furniture away from walls
- keep the shower curtain hanging inside

the shower or bath so water doesn't drip on the floor, and wash the curtain every few weeks

- use an electric heater rather than portable gas heaters (these release water as the gas burns)
- keep only a few plants inside

How to remove mould

To protect the health of everyone in your home, remove mould as soon as it appears.

White vinegar is a cheap and effective way to clean mould. On painted surfaces, dilute the vinegar with water (half and half) to avoid damaging the paint. Leave it for a few days then wipe off the dead mould with soap and water using a clean cloth.

You can also use diluted household bleach. Mix one part bleach with three parts water in a bucket of water.

Use a clean sponge or cloth when washing off mould and rinse it often. This reduces the risk of the mould spreading. Wear gloves, eye protection and a safety mask when dealing with cleaning products and mould.

What to do if the mould won't go away

If you're doing all the right things, and the house is still damp and mouldy, talk to the landlord.

If hidden sources of dampness are left long enough, they can cause expensive damage to a home. A qualified building surveyor may need to check the property. They can check to see if there is a hidden issue causing the dampness.

<https://www.tenancy.govt.nz/maintenance-and-inspections/mould-and-dampness/>

Government sets December deadline for open-banking rollout

The Government is moving swiftly to ensure Kiwis will be able to benefit from open-banking by Christmas this year, says Commerce and Consumer Affairs Minister Scott Simpson.

"Recently our government passed the Customer and Product Data Act – one of the items in our Quarter 1 Action Plan to improve competition in banking, energy, and other key sectors that touch the daily lives of Kiwis.

Open banking allows third parties such as fintech (financial technology) companies to access data held by banks on behalf of

a customer, with the customer's consent. Fintechs use that data to develop innovative products and services that traditional banks might not offer, such as faster payments, speedier mortgage comparisons, and money-saving apps.

"The big four banks – ANZ, ASB, BNZ, and Westpac – will need to make sure their open-banking systems meet the new requirements by 1 December. Kiwibank will need to be ready by June 2026.

<https://www.beehive.govt.nz/release/better-banking-competition-one-step-closer-kiwis>

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Recent Tawa to Kapiti Residential Property Sales

Courtesy REINZ www.reinz.co.nz

Street	Suburb	Beds	Floor m²	Sold	RV
Kahurangi Heights	Aotea	4	198	\$1,050,000	\$1,090,000
Aotea Drive	Aotea	5	270	\$1,200,000	\$1,280,000
The Fjord	Aotea	4	266	\$1,610,000	\$1,410,000
Tongariro Drive	Aotea	4	189	\$1,036,000	\$1,060,000
Sumner Terrace	Aotea	4	244	\$1,230,700	\$1,250,000
Sumner Terrace	Aotea	4	248	\$105,000	\$1,170,000
Manapouri Lane	Aotea	4	275	\$1,862,000	\$1,550,000
St Ives Drive	Camborne	3	181	\$906,775	\$960,000
Leicester Street	Cannons Creek	3	100	\$490,500	\$600,000
Flightys Road	Judgeford	5	320	\$3,050,000	\$3,110,000
Eucalyptus Way	Nikau Valley	3	140	\$1,181,828	\$1,150,000
Maui Pomare Road	Nikau Valley	5	270	\$1,344,000	\$1,270,000
Ruru Road	Otaihanga	3	110	\$470,000	\$670,000
Te Wiremu Lane	Otaki	3	176	\$836,000	\$910,000
Kingi Te Ahoaho Place	Otaki	3	127	\$750,000	\$820,000
Te Rauparaha Street	Otaki	2	120	\$525,000	\$480,000
Dal Din Drive	Otaki	3	184	\$810,000	\$840,000
Kirk Street	Otaki	2	81	\$480,000	\$455,000
Matene Place	Otaki	3	101	\$450,000	\$490,000
Iti Street	Otaki	3	91	\$502,500	\$540,000
Knights Grove	Otaki	3	163	\$780,000	\$710,000
Dunstan Street	Otaki	3	115	\$561,000	\$590,000
Byron Brown Place	Otaki Beach	4	240	\$1,060,000	\$1,050,000
Robert McKeen Street	Otaki Beach	2	60	\$485,000	\$460,000
Health Camp Road	Otaki Beach	3	90	\$560,000	\$550,000
Beach Road	Paekakariki	2	110	\$675,000	\$760,000
Romesdale Road	Papakowhai	4	260	\$925,100	\$900,000
Yarrow Place	Papakowhai	3	170	\$805,000	\$820,000
Buckley Grove	Paraparaumu	3	150	\$617,289	\$540,000
Makarini Street	Paraparaumu	2	110	\$625,000	\$580,000
Robert Grove	Paraparaumu	3	140	\$702,000	\$640,000
Georgia Grove	Paraparaumu	2	105	\$652,000	\$700,000
Jade Lane	Paraparaumu	3	197	\$1,100,000	\$1,030,000
Kapiti Road	Paraparaumu	3	100	\$650,000	\$600,000
Hadleigh Court	Paraparaumu	4	202	\$830,000	\$780,000
Riwei Street	Paraparaumu	3	110	\$670,000	\$670,000
Jade Lane	Paraparaumu	3	160	\$865,000	\$960,000
Redwood Close	Paraparaumu	2	103	\$635,000	\$550,000
Campbell Avenue	Paraparaumu	3	90	\$656,000	\$620,000
Ratanui Road	Paraparaumu	3	210	\$830,000	\$730,000
Crown Hill	Paraparaumu	2	130	\$625,000	\$680,000
Kotuku Drive	Paraparaumu	4	225	\$1,230,000	\$1,130,000
Beach Haven Place	Paraparaumu	3	170	\$840,000	\$830,000
Olive Terrace	Paraparaumu	3	110	\$650,000	\$590,000
Rangiatea Street	Paraparaumu	3	110	\$750,000	\$700,000
Wood Leigh	Paraparaumu	4	270	\$1,235,000	\$1,010,000
Walton Road	Paraparaumu	4	180	\$820,000	\$770,000
Martin Road	Paraparaumu	2	101	\$900,000	\$870,000
Regent Drive	Paraparaumu	4	200	\$1,000,000	\$930,000
Manly Street	Paraparaumu	5	250	\$1,855,000	\$1,580,000
Whyte Street	Paraparaumu	3	220	\$1,030,000	\$950,000
Guildford Drive	Paraparaumu	4	209	\$985,000	\$920,000
Nathan Avenue	Paraparaumu	2	110	\$673,000	\$680,000
Leigh Place	Paraparaumu	4	200	\$880,000	\$890,000
Paremata Road	Paremata	3	160	\$1,325,000	\$1,420,000
Kiriwai Road	Paremata	4	131	\$685,000	\$780,000
Kiriwai Road	Paremata	4	174	\$908,000	\$860,000
Paremata Road	Paremata	5	350	\$1,200,000	\$1,130,000
Bayview Road	Paremata	4	220	\$802,000	\$860,000
Paremata Road	Paremata	3	220	\$1,745,000	\$1,130,000
Pairuku Lane	Peka Peka	4	330	\$2,300,000	\$1,980,000
Moana Road	Plimmerton	3	130	\$770,000	\$850,000
Roy's Road	Plimmerton	6	240	\$850,000	\$690,000
School Avenue	Plimmerton	4	166	\$935,000	\$900,000
Steyne Road	Plimmerton	2	86	\$520,000	\$590,000
Gordon Road	Plimmerton	2	86	\$645,000	\$690,000
Kotipu Place	Pukerua Bay	4	229	\$852,000	\$810,000
Spruce Grove	Ranui	3	150	\$738,000	\$730,000
Margaret Road	Raumati	2	100	\$750,000	\$670,000
Nola Avenue	Raumati	2	100	\$655,000	\$580,000

Street	Suburb	Beds	Floor m²	Sold	RV
Karaka Grove	Raumati	4	250	\$932,000	\$900,000
Rimu Road	Raumati	2	117	\$515,000	\$530,000
Alexander Road	Raumati	3	130	\$883,000	\$730,000
Matatua Road	Raumati	2	90	\$695,000	\$610,000
Avion Terrace	Raumati	3	173	\$535,000	\$730,000
Manawa Avenue	Raumati	3	140	\$630,000	\$680,000
Rata Road	Raumati	3	160	\$1,250,000	\$1,200,000
Metzenthin Close	Raumati	4	250	\$1,250,000	\$1,180,000
Sams Way	Raumati	3	190	\$960,000	\$820,000
Takapuwahia Drive	Takapuwahia	3	100	\$678,000	\$670,000
Rangitui Crescent	Takapuwahia	3	112	\$715,000	\$750,000
Fyvie Avenue	Tawa	4	168	\$880,000	\$900,000
Zande Terrace	Tawa	4	200	\$780,000	\$770,000
Sunrise Boulevard	Tawa	4	230	\$1,020,000	\$1,080,000
Victory Crescent	Tawa	4	143	\$770,000	\$820,000
Woodman Drive	Tawa	4	220	\$940,000	\$930,000
Bell Street	Tawa	3	100	\$495,000	\$510,000
Oxford Street	Tawa	4	202	\$1,210,000	\$1,130,000
McKeefry Grove	Tawa	2	100	\$641,000	\$610,000
Fyvie Avenue	Tawa	4	250	\$880,000	\$810,000
Larsen Crescent	Tawa	4	112	\$823,500	\$780,000
Bishops Glen	Tawa	3	206	\$885,000	\$910,000
Tawa Terrace	Tawa	4	250	\$877,000	\$870,000
Kilkelly Close	Tawa	4	278	\$1,100,000	\$1,550,000
Main Road	Tawa	4	110	\$760,000	\$770,000
Duval Grove	Tawa	4	280	\$1,080,000	\$1,200,000
Te Ara Kohuh	Tawa	3	146	\$935,000	\$275,000
Florio Terrace	Tawa	2	90	\$490,500	\$570,000
Gawler Street	Te Horo Beach	3	80	\$701,500	\$650,000
Clipper Street	Titahi Bay	2	60	\$500,000	\$760,000
Whenua View	Titahi Bay	2	72	\$512,500	\$640,000
Spur Grove	Titahi Bay	3	111	\$610,000	\$640,000
Main Road	Titahi Bay	3	112	\$741,500	\$800,000
Opapa Street	Titahi Bay	2	86	\$605,000	\$660,000
Rothwell Street	Titahi Bay	3	92	\$711,000	\$720,000
Jillett Street	Titahi Bay	4	170	\$875,000	\$770,000
Hiwi Crescent	Titahi Bay	3	140	\$715,000	\$720,000
Gloaming Hill	Titahi Bay	3	84	\$682,500	\$740,000
Balmerino Grove	Waikanae	3	147	\$808,000	\$710,000
Winara Avenue	Waikanae	3	260	\$1,137,500	\$1,050,000
Matai Street	Waikanae	2	110	\$590,000	\$520,000
Belvedere Avenue	Waikanae	3	80	\$520,000	\$590,000
Rimu Street	Waikanae	3	140	\$680,000	\$650,000
Utauta Street	Waikanae	2	90	\$565,000	\$500,000
Winara Avenue	Waikanae	5	419	\$2,152,000	\$2,020,000
Winara Avenue	Waikanae	2	460	\$2,152,000	\$740,000
Winara Avenue	Waikanae	2	460	\$2,152,000	\$900,000
Parata Street	Waikanae	3	177	\$1,285,000	\$1,290,000
Belvedere Avenue	Waikanae	3	100	\$762,000	\$710,000
Hira Street	Waikanae	3	178	\$901,000	\$830,000
Te Moana Road	Waikanae	3	160	\$795,000	\$800,000
Pine Ridge Terrace	Waikanae	3	226	\$1,500,000	\$1,400,000
Field Way	Waikanae	3	132	\$825,000	\$830,000
Queens Road	Waikanae	1	60	\$600,000	\$570,000
Field Way	Waikanae	3	310	\$1,525,000	\$1,830,000
Reeves Street	Waikanae	3	140	\$870,000	\$740,000
Barbaras Way	Waikanae	4	239	\$1,371,000	\$1,090,000
William Street	Waikanae	2	88	\$690,000	\$670,000
Queens Road	Waikanae	4	100	\$800,000	\$760,000
Woolwich Close	Whitby	3	91	\$675,000	\$630,000
Thimble Lane	Whitby	3	93	\$742,650	\$740,000
Gaff Place	Whitby	3	84	\$685,000	\$680,000
Shackle Lane	Whitby	3	190	\$865,000	\$890,000
Endeavour Drive	Whitby	4	268	\$1,200,000	\$1,180,000
Shackle Lane	Whitby	5	270	\$1,095,000	\$1,040,000
Transom Close	Whitby	3	93	\$825,000	\$790,000
Molyneux Close	Whitby	4	270	\$1,100,000	\$1,080,000
Ensign Lane	Whitby	3	230	\$800,000	\$930,000
Endeavour Drive	Whitby	5	300	\$1,119,000	\$1,210,000

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.