

Apartment Views

From the leaders in apartment sales



Leaders in Real Estate

Leaders Real Estate 1987 Limited MREINZ

WELLINGTON CBD

A monthly update on apartment living

OCTOBER 2007

THE WELLINGTON COMPLEX – 10 LIFESTYLE PENTHOUSE APARTMENTS



'The Wellington' apartment complex has now released the remaining 10 lifestyle penthouse apartments to the market. Being part of the extension to the already established heritage boutique Comfort Hotel, 'The Wellington' sits alongside the newly opening four star Quality Hotel and enjoys internal access to all the hotel facilities including swimming pool, gymnasium, sundeck, restaurants, bars and cafes.

Located on levels 8 and 9 of the apartment tower, these penthouse apartments range in size from 67m² to 142m². Each penthouse enjoys superb views over Wellington. Completed with a modern, contemporary finish and designed with open plan living in mind, there are a variety of floorplans for buyers to choose from to suit individual taste.

Secure parking

Fully compliant to the latest building code and with a high degree of personal security in mind, each penthouse apartment includes basement car parking within the secure designated area and swipe card to get access to the penthouse level.

From casual dining to award winning restaurants, they are all within close reach along with many more of the attractions that Wellington has to offer the inner city dweller.

The RE/MAX listing agent for these apartments commented that "these sophisticated, brand new apartments are situated in a central location and offer a number of choices with regard to size, aspect and price. With only a limited number of these penthouse apartments available I would encourage anyone who has ever considered inner city living to take time now to look at what is on offer." These Penthouse apartments will be sold by Closed Tender. The expected selling range is from \$560,000

Further details of this new development are available at www.leaders.co.nz ref 34966

LANDLORD ADVICE

Damage to property

Where a tenant intentionally or carelessly damages the landlord's premises or goods, or allows others who they have invited into the property to do so, the tenant must tell the landlord. The landlord may ask the tenant to repair the damage, or recover reasonable costs for the replacement or repair of those goods from the tenant.

Where the damage is not substantial, the landlord may issue the tenant with a notice to remedy the breach if the tenancy has not ended. If the tenant does not comply with the notice, the landlord may apply to the Tenancy Tribunal for a work order, compensation, or termination. In determining amounts for compensation, the Tribunal will take depreciation into consideration.

Where damage is substantial, the landlord may apply to the Tenancy Tribunal without serving a notice to remedy the breach first.

If a landlord carries insurance for the property, this does not lessen a tenant's liability for damage that tenants cause intentionally or carelessly.

Where a landlord or their agent damages a tenant's goods, the tenant may seek to recover reasonable costs for the replacement or repair of those goods from the landlord by making an application to the Tenancy Tribunal.

Source: Dept Building and Housing

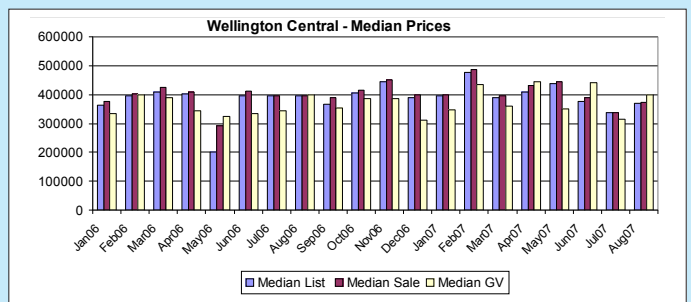
Wellington's Latest average Weekly Apartment Rentals

	1 Bed	2 Bed	3 Bed
Brooklyn/Newtown	\$233.00	\$326.00	\$416.00
Karori/Northland/Kelburn	\$248.00	\$337.00	\$622.00
Mt Vic/Ori Bay/Hataitai	\$347.00	\$429.00	\$585.00
Thorndon/Mt Cook/City	\$292.00	\$432.00	\$493.00

Statistics compiled by the Dept of Building and Housing

Central Wellington Update

The latest REINZ sales statistics show an improvement in the number of properties sold as well as an increase in the median price; 117 properties sold in Central Wellington in August, well up on the 84 sold in July. The median price also improved to reach \$374,000, up from \$337,000 in July. In August 2006, 74 properties sold with a median price of \$396,250.



Don't settle for anything less than the highest price for your home

Results continue to prove that RE/MAX Leaders systematically achieve the highest home sale prices in Wellington.

