

Apartment Views

From the leaders in apartment sales



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WELLINGTON CBD

A monthly update on apartment living

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More “flexible and fair” system for Apartment Owners

“Changes to the Unit Titles Act will recognise that people are living more and more in apartments, so we need legislation specifically to meet the needs of those managing and living within these complexes” The Minister of Housing Clayton Cosgrove recently stated to delegates of The New Zealand Property Investors Federation.

He went on to explain that the Government wanted an easy, flexible system where the rules are certain and fair and where suitable decisions can be easily made.

“We want to remove the concept, for instance, where one person who doesn’t want to spend money on upgrades can prevent the rest of the complex owners from investing in the common property. We want property management to be done on a long-term basis so the money is carefully spent for the good of all” he said.



In an earlier statement he outlined the key principles of the proposed new legislation including:

- Clarity around the rights and obligations of unit owners and bodies corporate
- Encouraging sound property management

practices that will protect long-term value and investments

- Making joint decision making by the body corporate easier
- Effective ways to sort out problems and move forward
- Making information more readily available to purchasers and unit owners so they can make informed choices
- Making survey and title processes more streamlined for surveyors and developers
- Allowing large, staged or complex developments to be set up and managed more easily

The minister commented that the bill amending the Unit Titles Act is nearing completion and may be introduced into the House later this year or early next year.

The Unit Titles Act - Background

WHAT IS THE UNIT TITLES ACT 1972?

The Unit Titles Act covers the setting up, ownership and management of properties with unit title ownership. These are commonly apartments, flats, townhouses and office blocks with shops below. The Act covers the ownership of unit titles by unit owners; and the formation, rights and responsibilities of the body corporate.



WHAT IS A UNIT TITLE?

A unit title is a form of joint property ownership where unit owners own a defined part of a building, such as an apartment, and have shared ownership of areas of common use such as lobbies and lifts.

WHAT IS A BODY CORPORATE?

A body corporate is a collective of all the owners in a unit title development. The body corporate manages the common property and aspects of the building development as a whole.

WHY WAS THE ACT REVIEWED?

Thirty years ago, when the Act was first introduced, unit title developments were new. Now the variety of ways in which these units are used, and their scale, has broadened considerably. The current Act does not provide well for the rapidly growing diversity of uses and complexity of unit title developments in New Zealand. Source: www.beehive.govt.nz

Wellington’s Latest average Weekly Apartment Rentals

	1 Bed	2 Bed	3 Bed
Brooklyn/Newtown	\$241.00	\$337.00	\$419.00
Karori/Northland/Kelburn	\$248.00	\$342.00	\$622.00
Mt Vic/Ori Bay/Hataitai	\$360.00	\$440.00	\$589.00
Thorndon/Mt Cook/City	\$288.00	\$437.00	\$511.00

Statistics compiled by the Dept of Building and Housing

Central Wellington Update

The latest REINZ statistics demonstrate that the median sale price for a property sold in Central Wellington rose to \$389,000 during September (\$374,000 in August). This was an increase over the previous month when the median price recorded was \$374,000. The numbers of properties sold were 59. This seems to be a reflection of the smaller number of properties on the market during the month of September.

