

Apartment Views

From the leaders in apartment sales



Leaders in Real Estate
Leaders Real Estate 1987 Limited MRENZ

WELLINGTON CBD

A monthly update on apartment living

FEBRUARY 2008

Unique boutique development close to the city

“City end” Karori has long been associated with being within “easy reach” of the city. Now there is an opportunity to have the convenience of proximity to the city along with apartment or townhouse living.

A new boutique development of 4 apartments/townhouses at 20 Standen Street Karori is now available to the market. Ranging in size from 70m – 152m, all four offer open plan living, 2 have fully landscaped gardens, the other 2 have large covered decks. The Imperial, as the development is known, combines all-day sun with garden and woodland views.



Traditional touches

All of the apartments have open-plan living areas, high studs, stained native timber floorboards, traditional deep skirting boards, halogen lighting, carpeted double-bedrooms with double-wardrobes and organisers, heat pumps, tiled bathrooms, and kitchens with stainless steel appliances.

Marketing agent Tim Whitehead says “two of the apartments are more like terrace houses, because they open to private courtyard gardens with flat lawn and native plantings. The apartments on the upper level open to covered decks that capitalise on the panoramic views without intruding on the privacy of the gardens below. Stylish, practical kitchens are great for entertaining. While the elegant, tiled bathrooms set the benchmark for quality throughout”.

Each apartment has an under-bench oven, a ceramic cook-top, a dishwasher, a waste disposal unit and a range-hood but the kitchens vary in configuration and joinery.

Two of the apartments have separate laundries and two have hideaway laundries; two have bathrooms with showers over baths, a third has a separate shower and the fourth a separate shower and a larger bath. All apartments have their own car park.

The Imperial Development is marketed by RE-MAX Leaders Brandon Street. www.leaders.co.nz/ref/41208

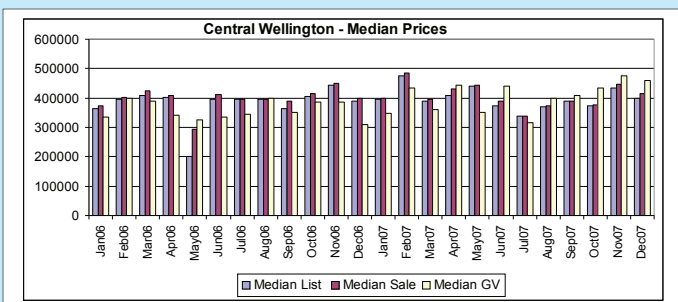
Wellington's Latest average Weekly Apartment Rentals

	1 Bed	2 Bed	3 Bed
Brooklyn/Newtown	\$239.00	\$328.00	\$457.00
Karori/Northland/Kelburn	\$262.00	\$353.00	\$581.00
Mt Vic/Ori Bay/Hataitai	\$362.00	\$423.00	\$531.00
Thorndon/Mt Cook/City	\$292.00	\$442.00	\$466.00

Statistics compiled by the Dept of Building and Housing

Wellington Central Update

Wellington's median price eased to \$370,000 in December 2007, from \$395,000 in November (Dec 2006: \$365,000). 598 properties sold (November 2007: 1,009; December 2006: 977).



LANDLORD/TENANT ADVICE

Tenant's and Landlord's goods

The landlord cannot seize or dispose of the tenant's goods as security or in payment for rent owing, or for any other reason arising from the tenancy, except pursuant to an order of the Tenancy Tribunal. Goods include goods, baggage and chattels of any description including animals, plants, money, documents and anything of value. At the end of the tenancy, the tenant must leave in or at the property all chattels provided by the landlord for the use of the tenant. If the tenant abandons goods at the end of the tenancy, the landlord can dispose of any perishable goods and can apply to the Tenancy Tribunal to dispose of the rest. Where goods are taken, the landlord or tenant can recover these from the other or may apply to the Tenancy Tribunal for them to be returned, or to be compensated for their loss. If the landlord has seized goods, tenants may also seek exemplary damages to be awarded against the landlord.

Cleanliness and infestations

The landlord must provide the premises (including facilities) in a reasonable state of cleanliness to the tenant. In doing this, they should take into account all requirements in respect of building, health and safety so far as they apply to the property. This includes providing the property free of vermin and infestation. Where this is not done, the tenant should notify the landlord and may issue a notice for the landlord to remedy the breach. Where the tenant does something to attract the vermin or infestation into or onto the property, or causes an infestation, the tenant is liable to remedy the problem. The landlord may ask the tenant to fix the problem and may issue a notice for the tenant to remedy the breach. Where the infestation was not present at the beginning of the tenancy and neither the landlord nor tenant has done anything to cause it, responsibility for the eradication of the infestation is uncertain. Often in this situation landlords and tenants will agree to divide the cost of eradication between them.

Source: Department of Building and Housing

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