

PROPERTY INFORMATION PACK



12 Vida Place Howick 2016



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PROPERTY PACK INDEX



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FOR SALE



A Garden of Eden Simply Paradise

Featuring open plan living, enchanting kitchen with butlers pantry, picturesque dining, supersize lounge with wood-burner for the chilly winter nights. or for those hot sunny days an airconditioner.

Four lovely bedrooms. Master bedroom with ensuite. A generous tiled family bathroom with vanity, separate shower and toilet. A super size laundry with loads of room for storage.

Entertain your family and friends alfresco style. Enjoy the magistical landscape from the entertainments deck. Watch the sun go down with a glass of your favorite chilled beverage with hors d'oeuvres, followed by Wagyu steaks sizzling on the built in BBQ. Your family and friends will never want to leave.

Double car garaging with ample room for a workshop. Lots of off-street parking. for three more vehicles and the family boat.

Make no mistake - homes of this caliber, in this prestige location, are always in demand and prospective purchasers are advised to proceed with genuine urgency.

4  2  2 

For Sale: By Negotiation

Inspection: Contact Eileen for appointment anytime

View online: www.12vidapl.co.nz

Floor Area: 170 m²

Land Area: 1045 m²

Eileen Becker

Top Sales Consultant

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12 VIDA PLACE HOWICK MANUKAU

Last Official Sale Price: \$530,000
Last Official Sale Date: 23-Sep-2011
Last Official Sale Type: Whole. One property involved
Sale Tenure: Freehold
Purchase Relationship: Market Level - Bonafide
Net Sale Price: \$522,000
Chattels: \$8,000

Rating Valuations: \$1,050,000
Land Value: \$800,000
Improvements Value: \$250,000
Valuation Date: 01-Jul-2017
Valuation Address: 12 VIDA PLACE HOWICK MANUKAU
Valuation Reference: 2511/63100
Legal Description: LOT 5 DP 58343
TA Name: Auckland
Tenure: Not Leased (Owner is Occupier)
Floor Area: 170 m²
Land Area: 1045 m²
Bedrooms: 5
Building Age: 1970 - 1979
Category: Residential, Dwelling, average (RD)

Wall Material: Fibre Cement / GOOD
Roof Material: Steel / G-Iron / GOOD
Contour: Level
Deck: Y
Parking Freestanding: 2 cars
Parking Main Roof: 2
Land Use: Single Unit excluding Bach
Zoning: Residential (9B)

Owners: Aviemore Trustees (2011) Limited
 Burton, *Heather Diane*

Certificate Of Title: NA12A/897 (Freehold)

Comments: Add comment





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **NA12A/897**
Land Registration District **North Auckland**
Date Issued 18 August 1967

Prior References

NA5B/607

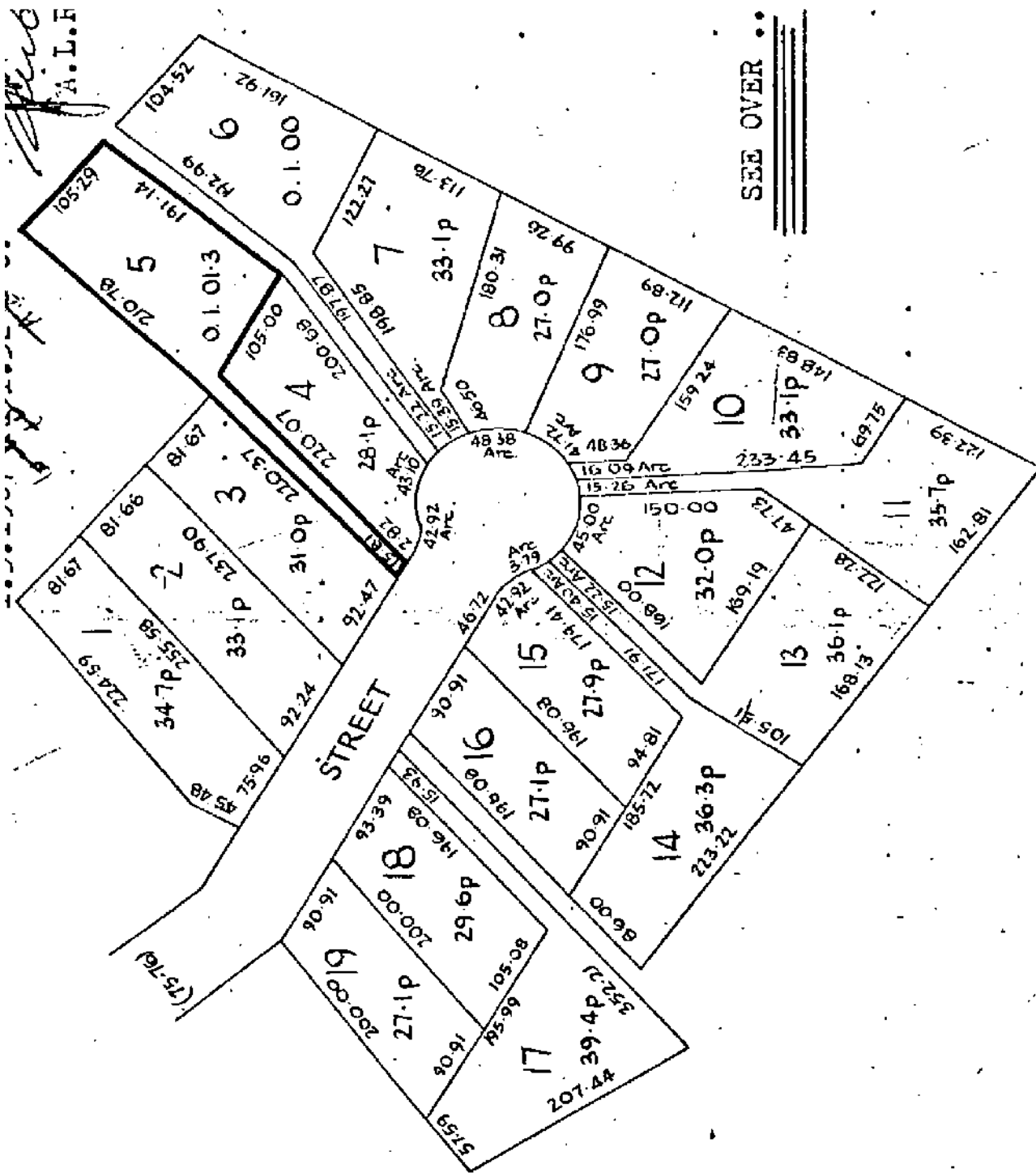
Estate	Fee Simple
Area	1045 square metres more or less
Legal Description	Lot 5 Deposited Plan 58343

Registered Owners

Heather Diane Burton and Aviemore Trustees (2011) Limited

Interests

10243991.1 Mortgage to (now) Heartland Bank Limited - 30.11.2015 at 11:31 am



[Home](#) > [Property rates and valuations](#) > 12 Vida Place

12 Vida Place

Howick, 2014
Record of title

NA12A/897

Legal description

LOT 5 DP 58343

Property valuations

Latest property values (to be used for 2021/2022 rates)

Capital Value (CV)

\$1,050,000

A change in your property's capital value doesn't mean your rates will automatically change. Rate levels are set during the council's [budget process](#).

Land value

\$800,000

Value of improvements

\$250,000

Valuation number

02511-00000063100

If you disagree with your valuation, see [Object to our valuation of your property](#).

Current property values (used for 2020/2021 rates)

Capital Value (CV)

\$1,050,000

Your current property rates payments are based on this valuation.

Land value

\$800,000

Value of improvements

Property rates

Rates this year 2020/2021

\$2,883.13 [Pay rates](#)

This rates amount is based on the Capital Value from 1 July 2017.

Rates assessment number

12344672065

Detailed rates breakdown

Type of rate	Calculation	Total rate
General Rate - Urban Residential	Capital Value \$1,050,000 x 0.00195455	\$2,052.28
Natural Environment Targeted Rate - Non Business	Capital Value \$1,050,000 x 0.00004326	\$45.42
Uniform Annual General Charge	Number of separate parts 1 x \$439.00	\$439.00
Waste Management - Base Service	Number of separate parts 1 x \$141.03	\$141.03
Waste Management - Standard Refuse	Number of separate parts 1 x \$141.60	\$141.60
Water Quality Targeted Rate - Non Business	Capital Value \$1,050,000 x 0.00006076	\$63.80
Total rates assessed for 2020/2021 (including GST)		\$2,883.13

Property information

Land area

1044m²

Land use

Single units, excluding bach

Description of improvements

DWG OBS OI POOL

[View in GeoMaps](#)

Local board

Howick

Property Category

RD196B

[Refer to Appendix F of Rating Valuation Rules 2008](#) 

Click [here](#)  for the PDF

Total floor area

170m²

Building site coverage

170m²

Property zone

Residential - Mixed Housing Suburban Zone

Number of bedrooms

4

Off-street parking

2

Garage freestanding

N/A

Property Guru

By  CoreLogic®

Street Address: 12 Vida Place, Howick, Manukau

Zoned Schools for this Property

Primary / Intermediate Schools

HOWICK INTERMEDIATE 0.5 km

Secondary Schools

PAKURANGA COLLEGE 1.6 km

SANCTA MARIA COLLEGE 7.1 km

Early Childhood Education

ABC Developmental Learning Ctr - Howick

174 Ridge Road

Howick South

Auckland

Ph. 09-5380099

Distance: 0.3 km

20 Hours Free: Yes

Type: Education & Care Service

Authority: Privately Owned

Beachcomber Kindergarten

95 Hutchinsons Road

Howick South

Auckland

Ph. 09-5348058

Distance: 0.4 km

20 Hours Free: Yes

Type: Education & Care Service

Authority: Privately Owned

Lighthouse Preschool Early

69 Hutchinson Road

Howick South

Auckland

Ph. 09-5353095

Distance: 0.6 km

20 Hours Free: Yes

Type: Education & Care Service

Authority: Privately Owned

Small Steps

14 Botany Rd

Howick South

Auckland

Ph. 09-5337518

Distance: 0.6 km

20 Hours Free: No

Type: Education & Care Service

Authority: Privately Owned

St Andrews Chilton Kindergarten (Howick)

11 Vincent Street

Howick South

Auckland

Ph. 09-5372282

Distance: 0.5 km

20 Hours Free: Yes

Type: Education & Care Service

Authority: Privately Owned

Primary / Intermediate Schools

HOWICK INTERMEDIATE

Botany Road

Howick

Auckland

Ph. 09 534 3922

Distance: 0.5 km

Decile: 4

Age Range: Intermediate

Authority: State

Gender: Co-Educational

School Roll: 603

Zoning: In Zone

Property Guru

By  CoreLogic®

HOWICK PRIMARY SCHOOL

Willoughby Avenue
Howick West
Auckland
Ph. 09 534 6082

Distance: 0.4 km
Decile: 8
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 370
Zoning: No Zone

MACLEANS PRIMARY SCHOOL

Wycherley Drive
Bucklands Beach
Auckland
Ph. 09 534 5191

Distance: 0.9 km
Decile: 7
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 312
Zoning: No Zone

MELLONS BAY SCHOOL

140 Mellons Bay Road
Howick
Auckland
Ph. 09 534 4363

Distance: 1.3 km
Decile: 10
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 531
Zoning: Out of Zone

OWAIROA SCHOOL

Nelson Street
Howick
Auckland
Ph. 09 538 0060

Distance: 0.7 km
Decile: 9
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 714
Zoning: Out of Zone

Secondary Schools

ELIM CHRISTIAN COLLEGE

159 Botany Road
Howick
Auckland
Ph. 09 538 0368

Distance: 2.1 km
Decile: 8
Age Range: Composite
Authority: State Integrated
Gender: Co-Educational
School Roll: 534
Zoning: No Zone

HOWICK COLLEGE

Sandspit Road
Howick
Auckland
Ph. 09 534 4492

Distance: 2.1 km
Decile: 8
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 1940
Zoning: Out of Zone

Property Guru

By  CoreLogic®

MACLEANS COLLEGE

Macleans Road
Bucklands Beach
Auckland
Ph. 09 535 2620

Distance: 1.4 km
Decile: 9
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 2476
Zoning: Out of Zone

PAKURANGA COLLEGE

Pigeon Mountain Road
Bucklands Beach
Auckland
Ph. 09 534 7159

Distance: 1.6 km
Decile: 7
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 2037
Zoning: In Zone

SANCTA MARIA COLLEGE

319 Te Irirangi Drive
Howick South
Manukau City
Ph. 09 274 4081

Distance: 7.1 km
Decile: 7
Age Range: Year 7-15
Authority: State Integrated
Gender: Co-Educational
School Roll: 744
Zoning: In Zone

THE BRIDGE ACADEMY

Waikaremoana Place
Pakuranga
Auckland
Ph. 09 535 0574

Distance: 3.8 km
Decile: 7
Age Range: Composite
Authority: Private
Gender: Co-Educational
School Roll: 14
Zoning: No Zone

Tertiary

Auckland Institute of Education Limited

17 Aviemore Drive
Ph. 09 535 3018

Distance: 1.4 km
Tertiary type: Private Training Estab

Bizness Synergy Training Ltd

46 A Cheriton Road
Ph. 021 894 751

Distance: 0.9 km
Tertiary type: Private Training Estab

Health Audit Training Ltd

78 Gills Road
Ph. 09 534 6485

Distance: 0.7 km
Tertiary type: Private Training Estab

Hospitality Training Company Limited

67 Matatua Road
Ph. 04 905 0555

Distance: 1.5 km
Tertiary type: Private Training Estab

Institute of Commercial Education NZ Ltd

13 Aberfeldy Ave
Ph. 09 534 3869

Distance: 1.1 km
Tertiary type: Private Training Estab

Property Guru



Street Address: 12 Vida Place, Howick, Manukau
Area: Howick West , Manukau

Latest Quarter

01 April 2020 to 30 June 2020

Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
House	3	5	\$620	\$600 - \$632	\$610

Last 12 months

01 July 2019 to 30 June 2020

Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
Flat	2	10	\$490	\$480 - \$520	\$482
House	2	16	\$480	\$452 - \$495	\$480
House	3	21	\$602	\$587 - \$616	\$600
House	4	17	\$680	\$641 - \$788	\$660

Explanation of Terms

Bonds Received - The number of bonds received by the Department of Building and Housing that had complete information about weekly rent, house type, number of bedrooms and the correct property address.

Average Rent - The most typical weekly rent, calculated by adding up the weekly rents for all bonds and dividing this by the total number of bonds.

Rent Range - Lower quartile to upper quartile.

Lower quartile - The weekly rent at 25% of all market rents when all are placed in order of value.

Upper quartile - The weekly rent at 75% of all market rents when all are placed in order of value.

Median - The middle value when all of the weekly rents are placed in order of value. The median is a better indicator of rents in the middle of the range than the average rent figure, as the average can be influenced by one or two rentals that are extremely high or low.

Currency of Data

CoreLogic Address Data: 18 September 2020



REINZ PROPERTY EXPORT

Subject to the REINZ Authorised User Agreement

Generated: 24 Sep 2020

Generated By: Eileen Becker

This table was created with the following query: The locations Howick, Auckland; Date Range: June 2020 to August 2020; Categories: Residence, Residential Section, Lifestyle Blocks, Unit, Apartment, Townhouse, Home and Income, Residential Investment Block, Residential - Other, Rural - Other, Horticulture, Dairy, Dairy Support, Arable, Forestry, Livestock, Livestock - Finishing, Livestock - Grazing, Livestock - High Country, Livestock - Special; Bedrooms: 4 - 4 and Bathroom: 2+

Address	Suburb	Sale Price	Sale Date	List Price	List Date	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	BRMs	Floor m2	Land m2	Sale Tenure
15 Landop Terrace, Howick, Auckland	Howick, Auckland	\$1,425,000	04 Aug 2020		20 Jun 2020	21 Aug 2020	45	Residence	P - Private Treaty(Neg.)		4	200	733	Freehold
1 Etherge Place, Howick, Auckland	Howick, Auckland	\$1,705,000	12 Jul 2020		13 Jun 2020	13 Jul 2020	29	Residence	A - Auction		4	235	514	Freehold
109 B Ridge Road, Howick, Auckland	Howick, Auckland	\$960,000	10 Jul 2020	\$969,000	07 Oct 2019	16 Jul 2020	237	Residence	P - Private Treaty(Neg.)		4	135	317	Freehold
6 A Patons Road, Howick, Auckland	Howick, Auckland	\$1,077,500	09 Jul 2020	\$1,095,000	17 Mar 2020	25 Jun 2020	100	Residence	P - Private Treaty(Neg.)	\$1,050,000	4	190	0	Crosslease
15 Cosy Place, Howick, Auckland	Howick, Auckland	\$1,050,000	03 Jul 2020	\$1,059,000	12 May 2020	17 Jul 2020	31	Residence	P - Private Treaty(Neg.)	\$980,000	4	130	729	Freehold
64 A Haseler Crescent, Howick, Auckland	Howick, Auckland	\$1,658,000	02 Jul 2020		01 Mar 2020	10 Sep 2020	123	Residence	P - Private Treaty(Neg.)	\$1,550,000	4	290	800	Freehold
33 B Bleakhouse Road, Howick, Auckland	Howick, Auckland	\$2,038,000	01 Jul 2020		17 Jun 2020		4	Residence	A - Auction		4	325	760	Freehold
56 Andrew Road, Howick, Auckland	Howick, Auckland	\$1,120,000	28 Jun 2020		29 Jan 2020		151	Residence	P - Private Treaty(Neg.)		4	230	923	
55 Bleakhouse Road, Howick, Auckland	Howick, Auckland	\$1,920,000	23 Jun 2020		29 Apr 2020	31 Aug 2020	41	Residence	P - Private Treaty(Neg.)	\$1,700,000	4	200	1012	Freehold
51 Howe Street, Howick, Auckland	Howick, Auckland	\$1,290,000	23 Jun 2020		19 May 2020	21 Aug 2020	20	Residence	A - Auction		4	220	608	Freehold
10 Willoughby Avenue, Howick, Auckland	Howick, Auckland	\$1,045,000	18 Jun 2020		08 Jun 2020		10	Residence	P - Private Treaty(Neg.)		4	169	683	Freehold
200 Ridge Road, Howick, Auckland	Howick, Auckland	\$1,280,000	17 Jun 2020		12 Mar 2020	20 Aug 2020	97	Residence	P - Private Treaty(Neg.)		4	227	417	Freehold
5 Juliet Avenue, Howick, Auckland	Howick, Auckland	\$1,135,000	11 Jun 2020		18 Mar 2020	10 Jul 2020	85	Residence	P - Private Treaty(Neg.)		4	160	675	Freehold

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