

# High St

Vale



Vale is proud to present 1100 High Street, an architect-designed development of 14 new townhouses in sought-after Lower Hutt – ideally positioned for transport, parks, recreation, schools, shops and many other amenities.

These two-level, two-bedroom homes are located just 250m from Wingate Station and are also on bus routes – providing a perfect location for accessing public transport around Lower Hutt and into Wellington City.

Making a strong visual statement, these sleek homes will set a new standard in the popular suburb of Taitā, while also offering smart layouts and warm, dry, efficient and healthy living.

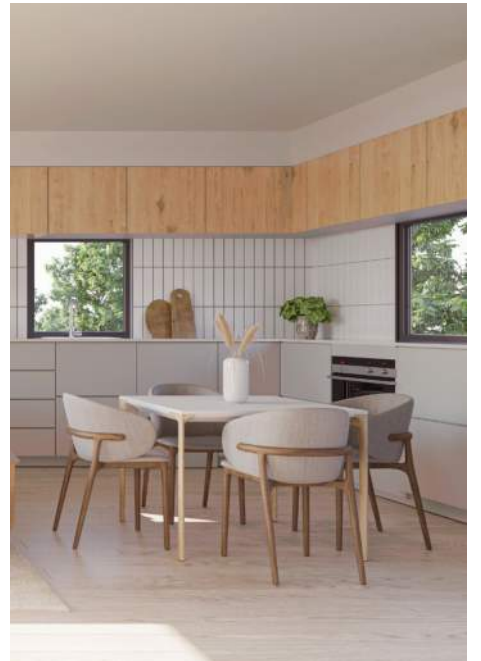
# Map.



A	Bus Stop	1 min walk	-
B	Avalon Intermediate School	5 min walk	1 min drive
C	Fraser Park	7 min walk	1 min drive
D	Taita Shops	12 min walk	1 min drive
E	Taita Train Station	12 min walk	1 min drive
F	Walter Nash Centre	13 min walk	2 min drive
G	Walter Nash Park	13 min walk	2 min drive
H	Taita College	24 min walk	4 min drive
I	Hutt Expressway / SH2	37 min walk	5 min drive
J	Queensgate Mall / Lower Hutt Town Centre	-	8 min drive
K	Central Wellington (20.4km)	-	21 min drive



Figure & Ground Architecture's design showcases Vale's mandate for sleek, attractive homes, incorporating carefully-selected materials which provide long-lasting, low-maintenance performance as well as a contemporary visual statement.



1100 High Street

# Site Plan.



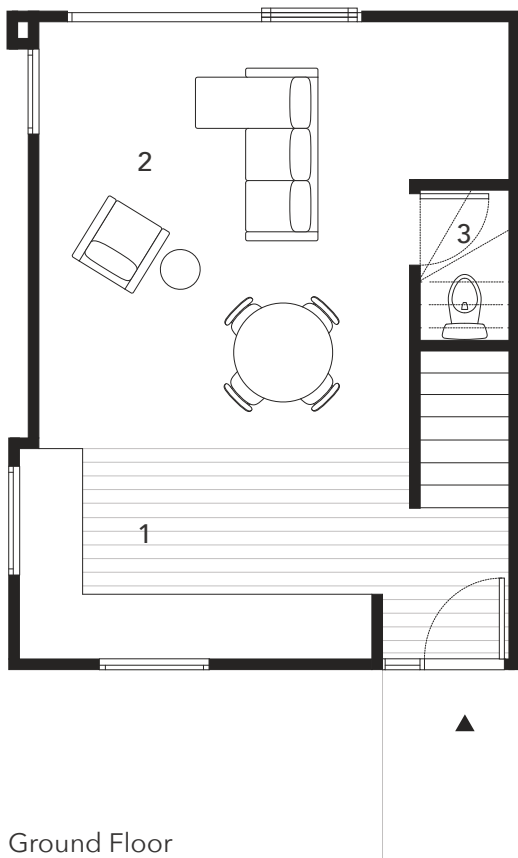
Each home is positioned with careful consideration to privacy and sun, with car parks included with eight of the units to suit buyers' individual needs.

## Price Schedule

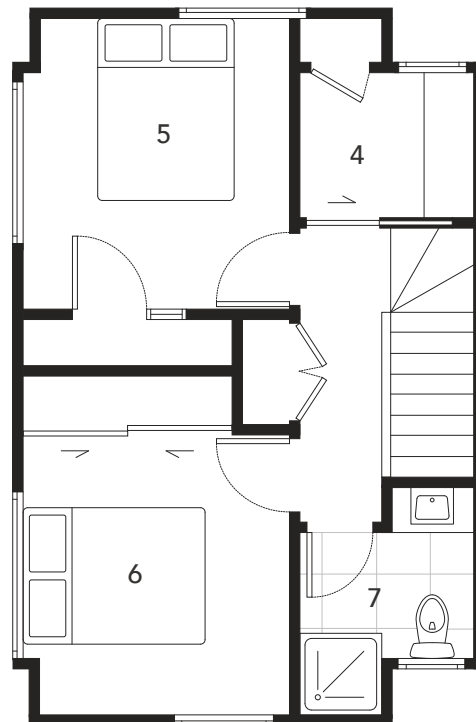
Unit	Configuration	Floor Area (m <sup>2</sup> )	Site Area (m <sup>2</sup> )
1	2 bedroom, 1.5 bathroom, study with carpark	74	83
2	2 bedroom, 1.5 bathroom, study with carpark	73	57
3	2 bedroom, 1.5 bathroom, study with carpark	73	57
4	2 bedroom, 1.5 bathroom, study with carpark	73	69
5	2 bedroom, 1.5 bathroom, study with carpark	74	73
6	2 bedroom, 1.5 bathroom, study with carpark	73	57
7	2 bedroom, 1.5 bathroom, study with carpark	73	57
8	2 bedroom, 1.5 bathroom, study with carpark	72	59
9	2 bedroom, 1.5 bathroom	68	124
10	2 bedroom, 1.5 bathroom	69	78
11	2 bedroom, 1.5 bathroom	69	70
12	2 bedroom, 1.5 bathroom	69	69
13	2 bedroom, 1.5 bathroom	69	69
14	2 bedroom, 1.5 bathroom	70	108

# Floor Plans.

Units 1 - 8



Ground Floor



First Floor

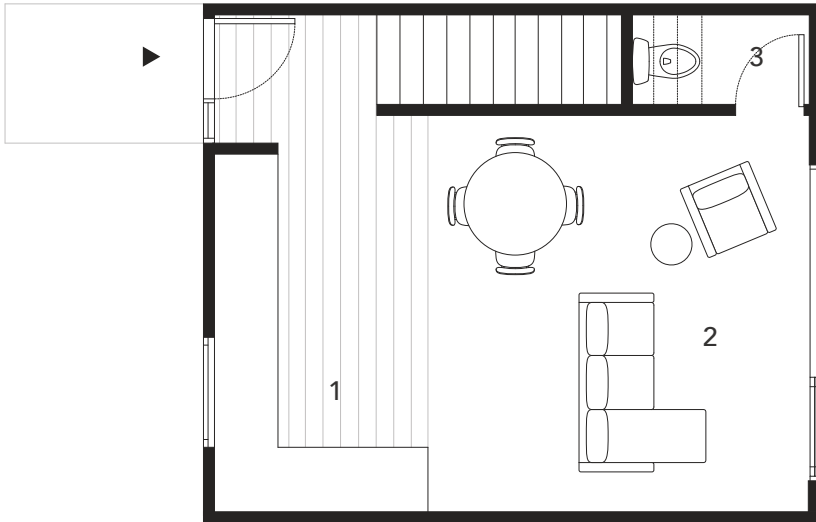
- 1 Kitchen/Dining
- 2 Living Room
- 3 Bathroom
- 4 Study
- 5 Bedroom 1
- 6 Bedroom 2
- 7 Main Bathroom

Ground Floor Area: 33 - 34m<sup>2</sup>  
First Floor Area: 38 - 39m<sup>2</sup>  
Total Area: 72 - 74m<sup>2</sup>

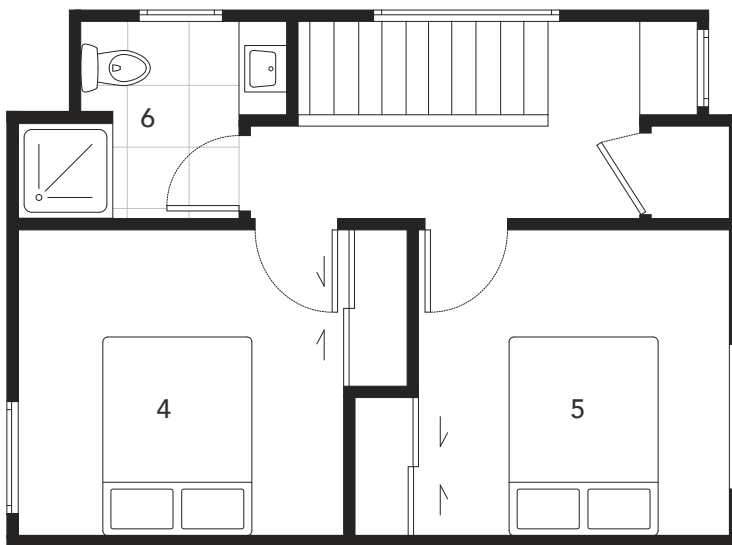
Two bedrooms and one bathroom are positioned on the upper levels, including built-in wardrobes. The ground floor provides well-designed contemporary living, with open-plan spaces that open out onto private courtyard gardens.

Quality finishes, tiling, appliances, and floor coverings are selected for their timeless appeal and high performance; while the homes also provide the convenience of a separate downstairs WC.





Ground Floor



First Floor

- 1 Kitchen/Dining
- 2 Living Room
- 3 Bathroom
- 4 Bedroom 1
- 5 Bedroom 2
- 6 Main Bathroom

Ground Floor Area: 32m<sup>2</sup>  
First Floor Area: 36 - 37m<sup>2</sup>  
Total Area: 69 - 70m<sup>2</sup>

# Specification

## General

Materials and Workmanship	The proposed work shall comply with the following requirements: a. Statutory Laws and Regulations b. The Building Act c. Local Authority Bylaws d. New Zealand Building Code: Acceptable Solutions e. Health & Safety & Employment Act f. Appropriate NZ Standards
Ownership Structure	Fee Simple

## Construction

Foundation	Enhanced concrete foundation slab
Framing	90 x 45 SG8 w 2400 mm ceiling height
Intertenancy Wall	GIB Barrier System
Joists	240 x 45 SG8
Flooring	20 mm Strandboard, H3 treated to wet areas
Insulation	Glass wool insulation Wall - R2.6 Ceiling - R4 Intertenancy Wall - R2.2

## Exterior

Roof	Metalcraft Colorsteel Kahu
Fascia & Gutter	Colorsteel gutters w 80 mm dia. Colorsteel downpipes
Exterior Cladding	Ground Floor - 70 series brick veneer First Floor - Truwood weatherboards, 70 series brick veneer, James Hardie Linear Oblique
Window and Door Joinery	Double glazed, powder coated aluminium
Entry Door	Aluminium w digital touch pad door lock
Garage Door	N/A

## Interior - General

Door Hardware	Lever action handles satin chrome
Internal Doors	Pre-hung Door - Paint finish flush MDF Hollowcore Cavity Slider Door - Paint finish flush MDF Hollowcore Wardrobe Slider Door - Paint finish GIB/MDF
Blinds	Roller blinds with block out fabric
Electrical	LED recessed light fittings, double plate powerpoints, Cat 6 data cabling - Living & master bedroom, TV aerial outlets - Living & master bedroom
Flooring	Carpet - Carpet with foam underlay - Living, bedrooms, hallway & stairs Vinyl Planking - Kitchen, WC Tiles - Bathroom - Ceramic tiles with ceramic tile skirting

**General (continued)**

Heating	Daikin Hi-Wall heat pump 6.0kW heating & 5.0kW cooling
Skirting	60 mm bevelled MDF, ceramic tile skirting to wet areas
Wall Linings	GIB
Wardrobe Joinery	Melamine hanging/shelving unit
Water Heater	180L hot water cylinder

**Kitchen**

Benchtop	Acrylic, stone
Kitchen Joinery	Melamine carcass
Doors & Door Fronts	Melamine
Kitchen Mixer	Uno goose chrome neck
Splashback	Ceramic tiles
Appliances	Oven - Fisher & Paykel - OB60SC7CEX2 Cooktop - Fisher & Paykel - CI604CTB1 Rangehood - Fisher & Paykel - HP60IDCHX2 Dishwasher - Fisher & Paykel - DD60SAX9

**Bathroom**

Shower Base	Acrylic
Shower Walls	Ceramic tiles (floor to ceiling)
Shower Glazing	Frameless glass
Shower Mixer	Uno chrome
Shower Rose & Slide	Splash plus column shower chrome
Toilet	Back to wall
Vanity	Soft 650 wall hung 2 drawers 650 mm - Melamine French Oak
Vanity Mixer	Uno curved spout chrome
Mirror	Mirror cabinet 600 2 doors - Melamine French Oak
Heated Towel Rail	Chrome heated towel rail
Toilet Roll Holder	Heiko - Chrome

**WC**

Toilet	Back to wall
Vanity	Mini Soft 500 wall hung - Melamine French Oak
Vanity Mixer	Uno curved spout chrome
Mirror	Polished edge to align with vanity top of internal door
Toilet Roll Holder	Heiko - Chrome

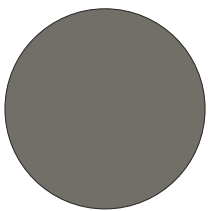
## Colour Schedule

### Exterior - Gable Block B

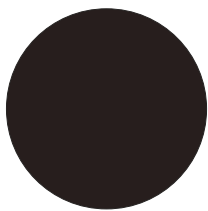
Roof, Fascia, Gutter & Downpipes	Sandstone Grey
Soffit	Resene Alabaster
Exterior Cladding	
Ground Floor	70 series brick veneer - Recycled
First Floor	Truwood horizontal weatherboard - Resene Wood-X Damper 70 series brick veneer - Recycled Metalcraft Colorsteel Kahu - Sandstone Grey
Window and Door Joinery	Sandstone Grey
Entry Door	Sandstone Grey
Garage Door	N/A

### Exterior - Monopitch Block A & C

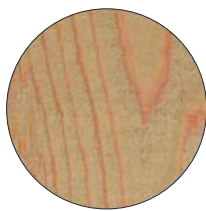
Roof, Fascia, Gutter & Downpipes	Flaxpod
Soffit	Resene Alabaster
Exterior Cladding	
Ground Floor	70 series brick veneer - Midland Bricks Euro - Nieve
First Floor	James Hardie Linear Oblique - Flaxpod 70 series brick veneer - Midland Bricks Euro - Nieve James Hardie Linear Oblique - Flaxpod
Window and Door Joinery	Flaxpod
Entry Door	Flaxpod
Garage Door	N/A



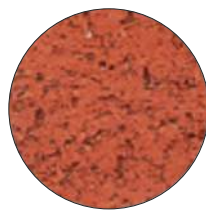
Colorsteel  
Sandstone Grey



Colorsteel  
Flaxpod



Resene Wood-X  
Damper



Recycled Bricks



Midland Bricks Euro  
Nieve

## Colour Schedule

### Interior

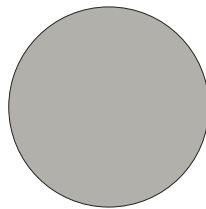
Carpet	Feltex Cable Bay - Coles
Vinyl Planking	Quickstep Laminate - Soft Oak Medium
Kitchen	
Bench Top	Pure White
Door & Drawer Fronts	Bestwood Subtle Grey Velvet, Melteca Classic Oak Puregrain
Splashback	300 x 75 white tiles with grey grout
Bathroom/Ensuite	
Tiling	Floor - 600 x 600 grey tiles with grey grout Shower walls - 600 x 600 grey tiles with grey grout (floor to ceiling)
Paint	
Ceiling, Doors & Reveals	Resene Double Alabaster
Walls	Resene Sea Fog



Feltex Cable Bay  
Coles



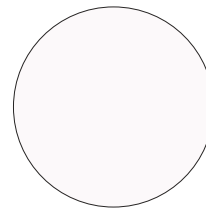
Quickset Laminate  
Soft Oak Medium



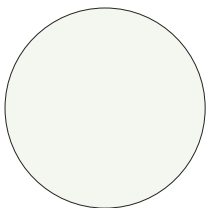
Bestwood Subtle  
Grey Velvet



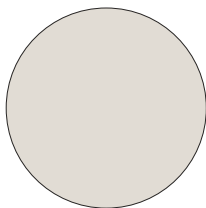
Melteca Classic Oak  
Puregrain



Pure White



Resene Double  
Alabaster



Resene Sea Fog

## Chattels

### Exterior

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Letter box

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Clothes line

---

Aerial

---

### Interior

---

Appliances

Cooktop

Dish drawer

Oven

Rangehood

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Roller blinds with blackout fabric

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Fixed floor coverings

---

Light fittings

---

Heat pump and remote

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Heated towel rail x1

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Smoke alarms

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## Residents Society Budget

When you purchase a Vale home, you receive a freehold (or fee simple) title - meaning you own the land, along with anything built on it. You also share common areas within the development with your neighbours - driveways, bike parking, landscaped gardens and the like. It's important to make sure these areas are maintained and protected, as well as adequately insured, especially if there are shared walls between units. This is why every Vale development has a residents' association which looks after common areas on behalf of all homeowners, ensuring they are clean and well-presented and dealing with any issues or damage that may arise.

## Completed Homes



## Warranty

Vale offers a one year defects remediation period and a 10 year structural warranty on all new homes built, as per the New Zealand Building Act. This provides our buyers with protections that include ensuring our work complies with the New Zealand Building Code, quality workmanship, and with regards to the materials that we use.

The team at Vale are engineers who have completed hundreds of civil, geotechnical and structural jobs in the last decade being both residential and commercial, largely in technical and challenging post-quake Canterbury. This means we're used to adhering to strict regulations and codes, and also to seeking out the best builders and contractors who complete work to the highest standards.

At Vale, we build homes with the long term in mind. We seek out high quality and tested products, which require low maintenance over time. Our suppliers have their own warranties for these products, and buyers are also protected by New Zealand's consumer laws.

We will rectify any work that was a result of us (not wear and tear) within the one year defects remediation period. After this we will assist you in getting your home rectified if there are warranty issues that arise. We will provide you on completion a digital (and hardcopy, if you wish) information package on all the warranties that cover your new home (which will include warranties to the materials, products and systems in your home).

Do we offer a Master Build Guarantee?

A Master Build Guarantee provides protection for consumers who engage a builder or contractor to work on their home or property. Typically, this uses a progress payment structure where consumers pay their bill at key project milestones. This protects the consumer if the builder or contractor is unable to complete the project for whatever reason. We think the Master Builders Guarantee is a great product, but not necessarily designed for developers, so we are not part of the scheme. Instead of taking progress payments like the Master Build Guarantee, we protect our buyers by requesting a 10% deposit which is held in our solicitor's trust account until settlement, when the remaining balance is due. This way, if the project is never completed for whatever reason, the money would simply be returned to them, alleviating the risk of the builder defaulting on work.



WATER TANK (REFER TO ENGINEERS DRAWINGS)  
NOTE TANK TO HAVE TIMBER SCREEN SURROUNDING IT

TIMBER DECK

SHARED BIN AREA FOR UNITS 1-14

SHARED BIKE SHED (REFER TO DETAILS)

EXPLODED AGGREGATE FEATURE STRIP IN FRONT OF UNIT ENTRY

SMALL FOLD DOWN WASHING LINE

1.8M SOLID TIMBER FENCES BETWEEN UNITS

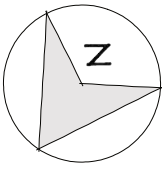
REFER TO SUPPORTING ELEVATION FOR FRONT FENCE & GATES

BIN AREA ON PAVED SURFACE

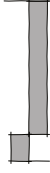
SURFACED KEY	TOTAL SITE AREA 1418 M <sup>2</sup>	04.50 R LANDSCAPING
	318.60 M <sup>2</sup>	
	125.00 M <sup>2</sup>	
	132.21 M <sup>2</sup>	
	200.20 M <sup>2</sup>	
	51.90 M <sup>2</sup>	
	104.60 M <sup>2</sup>	
	331.0 M <sup>2</sup>	

NOTE

THIS PLAN IS AT A CONCEPTUAL LEVEL ONLY. IT IS NOT TO BE SCALED OFF OR USED FOR ANY CONSTRUCTION PURPOSES.



SCALE BAR



1M 5M

**GENERAL NOTES**

ALL TREES TO BE PLANTED AS PER THE TREE PIT & PIT DETAIL SCHEDULE  
ALL PLANTS AND TREES TO BE PLANTED WITH FERTILIZER TABLETS  
GARDEN BEDS TO BE TOPPED WITH BARK MULCH TO A MINIMUM DEPTH OF 100MM  
ALL TREES MUST BE AT LEAST 7 METRES HIGH AT THE TIME OF PLANTING

**PLANT SCHEDULE**

ID	BOTANICAL NAME	CITY	GRADE	SPACING
	LOXANDRA LIME TUFF		15 LITRE	550 CTRS
	LIBERTIA PEREKIANANS		15 LITRE	500 CTRS
	LIBERTIA KODES 'AUPO BLAZE'		15 LITRE	500 CTRS
	GRIBELINEA BRIGADIAUT MINT		10 LITRE	1000 CTRS
	FRIDOPANAX FENOX		10 LITRE	N/A
	HEBE URU MIST		3 LITRE	1000 CTRS
	TRACHELOSPERMUM JASMINODES		15 LITRE	15 M CTRS
	LIROPE HUGGARI		15 LITRE	400 CTRS
	FRAXUS AMANOGAWA		45 LITRE	N/A
	SOPHORA MICROPHYLLOA		45 LITRE	N/A
	PYRUS ARISTOCRAT		45 LITRE	N/A



SMALL CORNER FRAMED OUT IN DECK FOR OUTSIDE TAP AND SPILL AREA

FEATURE PAVING STRIP INTO CAR PARK

SCALE	1:100 @ A1
DATE	01 MARCH 2022
PAGE	1 OF 2
REVISION	3
DRAWN BY	D. GREG

LEVEL 2  
7/71 GLOUCESTER STREET  
CHRISTCHURCH 8013  
NEW ZEALAND  
WWW.VALEPROPERTY.CO.NZ

**Vale**

**LANDSCAPE PLAN FOR CONSENT**  
1100 HIGH STREET & 1 RAINY GROVE, CHRISTCHURCH

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT PURSUANT TO THE PROVISIONS OF THE RESOURCE MANAGEMENT ACT 1991. UNAUTHORISED USE OR COPYING OF THIS PLAN FOR ANY OTHER PURPOSE IS NOT PERMITTED WITHOUT PRIOR CONSENT OF THE SURVEYING COMPANY WELLINGTON. THE SURVEYING COMPANY WELLINGTON IS NOT RESPONSIBLE FOR THE INFORMATION BY FINAL SURVEY CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. REFER ANY DISCREPANCIES TO THE SURVEYING COMPANY (WELLINGTON) LIMITED.

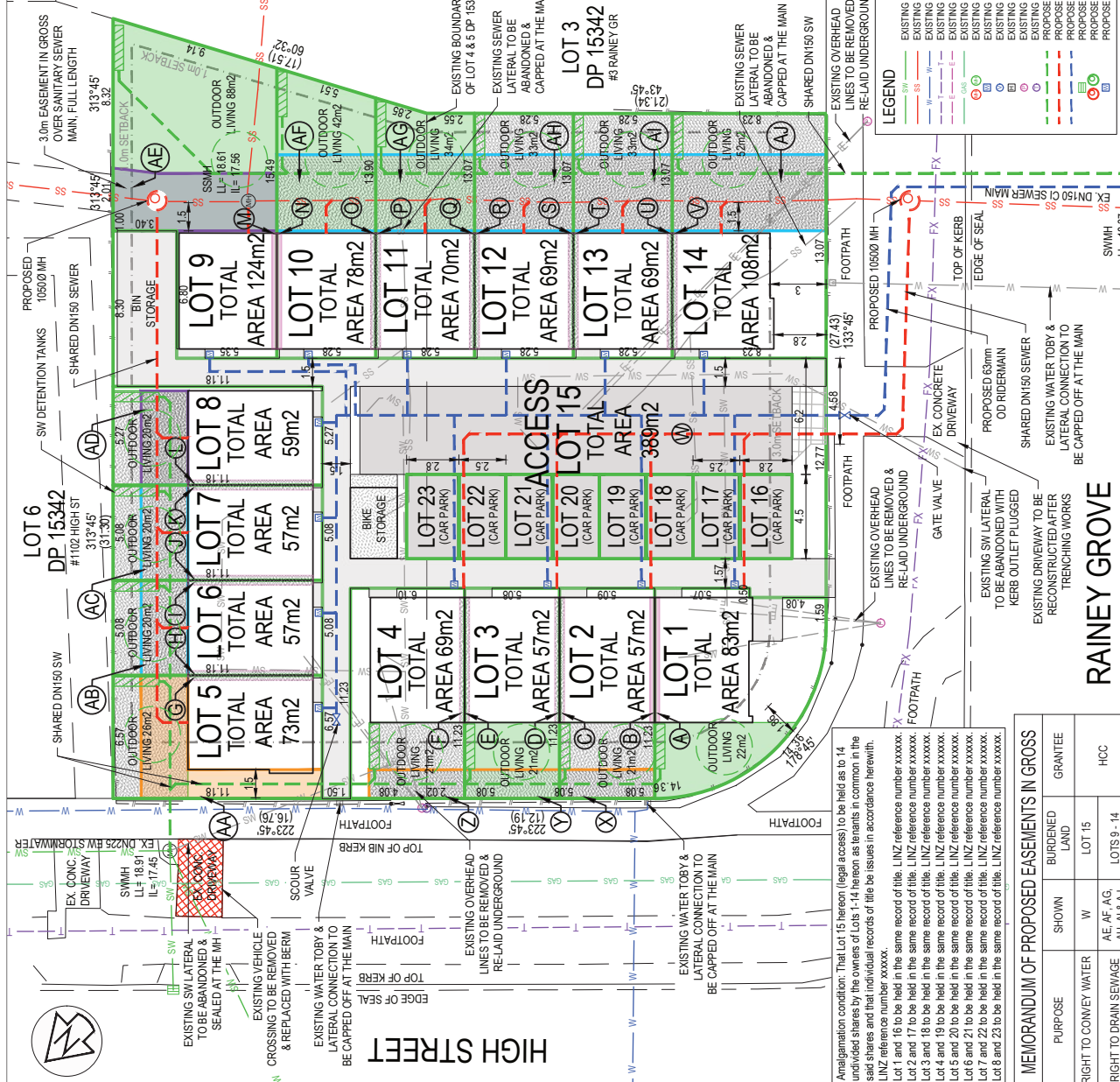
LOCAL AUTHORITY	HUTT CITY COUNCIL
ZONING	GENERAL RESIDENTIAL
TOTAL AREA	656m <sup>2</sup> ± 762m <sup>2</sup> = 1418m <sup>2</sup>
COMPRISED IN RT	WN22B909 & WN46CA73
REGISTERED OWNERS	KEVIN CHARLES BROOKER & REBECCA DIANE JANES NILA APUJULA

SITE COVERAGE			
NET SITE AREA	BUILDING AREA	SITE COVERAGE	SITE COVERAGE
LOT 1	83m <sup>2</sup>	34m <sup>2</sup>	41%
LOT 2	57m <sup>2</sup>	34m <sup>2</sup>	60%
LOT 3	57m <sup>2</sup>	34m <sup>2</sup>	60%
LOT 4	69m <sup>2</sup>	34m <sup>2</sup>	49%
LOT 5	73m <sup>2</sup>	34m <sup>2</sup>	47%
LOT 6	57m <sup>2</sup>	34m <sup>2</sup>	60%
LOT 7	57m <sup>2</sup>	34m <sup>2</sup>	60%
LOT 8	59m <sup>2</sup>	34m <sup>2</sup>	58%
LOT 9	124m <sup>2</sup>	32m <sup>2</sup>	26%
LOT 10	78m <sup>2</sup>	33m <sup>2</sup>	42%
LOT 11	70m <sup>2</sup>	33m <sup>2</sup>	47%
LOT 12	69m <sup>2</sup>	33m <sup>2</sup>	48%
LOT 13	69m <sup>2</sup>	33m <sup>2</sup>	48%
LOT 14	108m <sup>2</sup>	33m <sup>2</sup>	31%
LOT 15	389m <sup>2</sup>	N/A	N/A
AGGREGATE	1419m <sup>2</sup>	469m <sup>2</sup>	33%

**GENERAL NOTES**

- WATER DRAINAGE DESIGN TBD.
- EACH LOT WILL HAVE A PROPOSED 200mm NB PE 100 PN12 WATER LATERAL WITH A 200mm MANHOLE CONNECTION AT THE BOUNDARY.
- EACH LOT WILL HAVE 200L SW DETENTION TANKS & A PROPOSED 100mm UPVC/SNG OR SNG AS APPROPRIATE STORMWATER EXISTING OVERHEAD LATERAL TO BE ABANDONED & RE-PLACED WITH A 200mm UPVC/SNG OR SNG AS APPROPRIATE STORMWATER EXISTING STREET SW NETWORK AS SHOWN. SW PIPE & INTO THE EXISTING STREET SW NETWORK AS SHOWN.
- EACH LOT WILL HAVE A PROPOSED 100mm UPVC/SNG OR SNG AS APPROPRIATE SEWER LATERAL WHICH WILL EITHER CONNECT DIRECTLY TO THE EXISTING SEWER MAIN RUNNING THROUGH THE SITE OR TO A SHARED SEWER PIPE & THEN TO THE EXISTING MAIN.
- ABANDONED PIPES & LATERALS ARE SHOWN AS GREY. ALL WORKS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATERALS SHALL COMPLY WITH COUNCIL REQUIREMENTS.
- ALL OVERHEAD POWER & TELECOM LINES TO BE REMOVED & RE-LOCATED UNDERGROUND BY THE SERVICE PROVIDERS.

SCALE:	1:250 @ A3	JOB/DRAWING NUMBER	29 NOV 2021
CHECKED:	KC 23 JUN 2021		
FIELDWORK:	RAA 13 MAY 2021		
DRAWN:	JWM 22 JUN 2021		



**MEMORANDUM OF PROPOSED EASEMENTS IN GROSS**

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
RIGHT TO CONVEY WATER	W	LOT 15	HCC
RIGHT TO DRAIN SEWAGE	AE, AF, AG, AH, AI & AJ	LOTS 9 - 14	
RIGHT TO CONVEY TELECOMMUNICATIONS	W	LOT 15	CHORUS

Amalgamation condition: That Lot 15 hereon (legal access) to be held as to 14 undivided shares by the owners of Lots 1-14 hereon as tenants in common in the said shares and that individual records of title be issued in accordance herewith.

Lot 1 and 16 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 2 and 17 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 3 and 18 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 4 and 19 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 5 and 20 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 6 and 21 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 7 and 22 to be held in the same record of title. LINZ reference number xxxxxx.

Lot 8 and 23 to be held in the same record of title. LINZ reference number xxxxxx.

PURPOSE	SHOWN	BURDENED LAND	BENEFITTED LAND
PARTY WALL	A	LOT 1	LOT 2
	B	LOT 2	LOT 1
	C	LOT 2	LOT 3
	D	LOT 3	LOT 2
	E	LOT 3	LOT 4
	F	LOT 4	LOT 3
	G	LOT 5	LOT 6
	H	LOT 6	LOT 5
	I	LOT 6	LOT 7
	J	LOT 7	LOT 6
	K	LOT 8	LOT 7
	L	LOT 8	LOT 9
	M	LOT 9	LOT 8
	N	LOT 10	LOT 9
	O	LOT 10	LOT 11
RIGHT TO DRAIN WATER & SEWAGE RIGHT TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS	P	LOT 11	LOT 10
	Q	LOT 11	LOT 12
	R	LOT 12	LOT 11
	S	LOT 12	LOT 13
	T	LOT 13	LOT 12
	U	LOT 13	LOT 14
	V	LOT 14	LOT 13
	W	LOT 16	LOTS 1-15
	X	LOT 2	LOT 1
	Y	LOT 3	LOTS 1 & 2
RIGHT TO DRAIN WATER	Z	LOT 4	LOTS 1-3
	AA	LOT 5	LOTS 1-4 & 6-8
	AB	LOT 6	LOTS 7 & 8
	AC	LOT 7	LOT 8
	AD	LOT 8	LOT 7
	AE	LOT 9	LOTS 9 & 10
	AF	LOT 10	LOTS 9-11
	AG	LOT 11	LOTS 9-11
	AH	LOT 12	LOTS 9-12
	AI	LOT 13	LOTS 9-12
RIGHT TO DRAIN SEWAGE	AJ	LOT 14	LOTS 9-13
	AK	LOT 6	LOT 5
	AL	LOT 7	LOTS 5-7
	AM	LOT 8	LOTS 5 & 6
	AN	LOT 9	LOTS 5-7 & 8
	AO	LOT 10	LOTS 5-7 & 8
	AP	LOT 11	LOTS 5-8 & 9
	AQ	LOT 12	LOTS 5-8 & 9
	AR	LOT 13	LOTS 5-8 & 9
	AS	LOT 14	LOTS 5-8 & 9

LEVEL 2  
771 GLOUCESTER STREET  
CHRISTCHURCH, 8013  
NEW ZEALAND  
WWW.VALEPROPERTY.CO.NZ

**Vale**

Prepared for Vale Property Ltd



**Property Address** 1100 High Street, Taita

**Date of valuation** 28 March 2024

**Rental valuation**

Unit 3 - 2 Beds with 1.5 baths, study - off street car park \$670-\$700 per week  
Unit 11 - 2 Beds with 1.5 baths, study - no car park \$630-\$670 per week

## Stress Free Wellington Property Management - Desktop Valuation

From the description of the property provided, plus knowing the expected tenant type wishing to live here, we expect to achieve a peak rental of listed above once compliant with the Healthy Homes Standards.

A more detailed report, including any potential improvements that could increase the desirability of the property can be obtained with a personal site visit.

**Features of the property include:**

- Architecturally designed
- Quality chattels with whiteware included
- Sunny aspect with off street parking

Copo Property Management  
Level 4, 15 Courtenay Place, Te Aro, Wellington  
022 488 4426  
tania@copo.nz  
0800 567 563  
www.copo.nz

**Location**

- Desirable Location
- Short drive to shops, schools, parks and amenities

**What our clients say.**

*"I am impressed at how quickly you found this tenant"*

- Scott Faden, Mt Victoria

*"Your proactive inspections have ensured we have no maintenance surprises"*

- Bob Ulrichsen, Newtown

*"Niall and the team took control and sorted out the transfer of tenancy without any problems"*

- Sean Brosnahan, Northland

Sincerely,

A handwritten signature in black ink, appearing to read 'Tania'.

Tania McCrystall | Business Development Manager

**\*NB This is a professional estimate of rental level for the property based upon our extensive market knowledge of the area; however it should not be acted upon as a rental appraisal from a registered valuer. Should you require such a report we recommend you seek the services of a registered valuer.**



Date 1<sup>st</sup> February 2024

Hi Oscar,

Thank you for providing us with this opportunity. We are excited to present our rental appraisal for your property located at: **8/1 Rainey Grove, Taita, Lower Hutt.**

We have taken the following factors into consideration when appraising your property:

- Features that the property has to offer.
- Internal and government data
- Comparable properties within the area
- Current condition of the rental market (i.e., vacancy rates, supply, and demand)
- The condition of the property

### Property Features

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Your property has some great features we know tenants will find appealing:

- STAND OUT from the pack and be different. This Brand new 2-bedroom townhouse, over 2 levels, has a bigger open plan kitchen, dining and living area with 1.5 bathrooms, bi-fold doors open to a fully fenced private decked area with low maintenance garden area.
- Upstairs - 2 double bedrooms with wardrobes & carpeted. Office with a window and storage. Bathroom with shower cubicle, toilet, vanity and tiled floors.
- Bike shelter for all to use.
- Communal rubbish bins.
- Allocated carpark plus on street parking.
- Electric hot water, Dishwasher, Electric cooking, Heat pump,
- Conveniently located to Wingate Railway station, Avalon and Taita shops, Hutt River and Avalon Park.

### Rental Appraisal Price

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- It is always our goal to achieve the best possible rental return and to secure the highest calibre of tenants. Having inspected your property and taking into consideration the current rental market conditions and government data, we can advise that your property, in its current condition, would rent for approximately. **\$660 - \$670 pw.**

**Rent = approximately \$660 - \$670 per week**

# Introducing Vale.

**Oscar Patterson**

oscar@valeproperty.co.nz  
027 381 0163

For further information please  
visit our website at:

[www.valeproperty.co.nz](http://www.valeproperty.co.nz)

Vale is a boutique property development company delivering affordable, architecturally-designed homes in sought-after locations. We believe in carefully considered design and materials which ensures high standards of low maintenance construction, resulting in homes which provide excellent liveability and sound long-term investments for both owner-occupiers and investors.

All of our developments are bespoke and individually designed, so they don't have a cookie-cutter look. We use simple, minimalist architecture that draws on the latest design trends without going over the top. This results in sleek, visually-pleasing developments which complement existing streetscapes and make strong, yet understated architectural statement.

We also firmly believe in providing highly functional homes that suit today's contemporary lifestyles. Smart storage, private outdoor courtyards/gardens, and carparks/garages are included with the vast majority of the homes that we develop.

In this way, we aim to deliver high-quality homes that will stand the test of time and provide benchmark standards of comfortable and healthy living for generations to come.