

PROPERTY INFORMATION PACK



30 Simon Owen Place Golflands 2013



Eileen Becker

Licensed Salesperson (REAA 2008)

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PROPERTY PACK INDEX



PAGE	1	Front Page
PAGE	2	Page Index
PAGE	3	Brochure
PAGE	4	Property Guru Fact Sheet
PAGES	5-6	Certificate of Title
PAGES	7-10	Auckland City Rates + CV
PAGES	11-14	School Zones
PAGES	15	Market Rental Mediums
PAGES	16	REINZ Stats

FOR SALE 30 Simon Owen Place Golflands 2013



Beautiful! Perfect Family Home

When the sun rises this radiant beauty will captivate your hearts. Featuring a beautifully presented family home, Open plan kitchen/dining boasts a spacious size kitchen with a breakfast bar and dining.

Six double bedrooms with the master bedroom an ensuite and walk-in wardrobe. Six double bedrooms with the master bedroom an ensuite and walk-in wardrobe.

Upper level is an immaculate family bathroom with vanity, separate spa bath, and separate shower. The vanity with spacious draws and cupboards perfect for all sundry items to be neatly stored away. Separate downstairs guest toilet.

Entertain your family and friends over a glass of your favorite chilled beverage within the confines of your own manicured back yard. Add the family BBQ with an outdoor lounge setting and your family and friends will not want to go home.

Double car garaging, with ample room for storage and in the attic. Off street parking for three cars 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.

6  3.5  2 

For Sale: Expressions of Interest

Inspection: Contact Eileen for appointment anytime

View online: www.30simonowenpl.co.nz

Floor Area: 300 m²

Land Area: 682 m²

Eileen Becker

Top Sales Consultant

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30 SIMON OWEN PLACE GOLFLANDS MANUKAU

Last Official Sale Price: \$595,000
Last Official Sale Date: 25-Oct-2005
Last Official Sale Type: Whole. One property involved
Sale Tenure: Freehold
Purchase Relationship: Non-market Level - Non Bonafide
Net Sale Price: \$595,000
Chattels:

Rating Valuations: \$1,325,000
Land Value: \$840,000
Improvements Value: \$485,000
Valuation Date: 01-Jul-2017
Valuation Address: 30 SIMON OWEN PLACE
 GOLFLANDS MANUKAU
Valuation Reference: 35490/58400
Legal Description: LOT 80 DP 144679
TA Name: Auckland
Tenure: Not Leased (Owner is Occupier)
Floor Area: 300 m²
Land Area: 682 m²
Bedrooms: 5
Building Age: 1990 - 1999
Category: Residential, Dwelling, superior (RD)
Wall Material: Fibre Cement / GOOD
Roof Material: Tile Profile / GOOD
Contour: Level
Deck: N
Parking Freestanding: 2 cars
Parking Main Roof: 2
Land Use: Single Unit excluding Bach
Zoning: Residential (9B)

Owners: Burkhardt, *Diane Machele*
 Campbell, *Robert Francis*

Certificate Of Title: NA85D/549 (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 **NA85D/549**
Land Registration District **North Auckland**
Date Issued 24 April 1991

Prior References

NA80D/638

Estate	Fee Simple
Area	682 square metres more or less
Legal Description	Lot 80 Deposited Plan 144679

Registered Owners

Diane Machelles Burkhardt and Robert Francis Campbell

Interests

Land Covenant in Transfer C414258.3 - 17.9.1992 at 9.04 am
Fencing Covenant in Transfer C414258.3 - 17.9.1992 at 9.04 am
9304341.3 Mortgage to Bank of New Zealand - 8.4.2013 at 4:23 pm



[Home](#) > [Property rates and valuations](#) > 30 Simon Owen Place

30 Simon Owen Place

Howick, 2013

Record of title

NA85D/549

Legal description

LOT 80 DP 144679

Property valuations

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

Capital Value (CV)

\$1,325,000

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

\$840,000

Value of improvements

\$485,000

Valuation number

35490-00000058400

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)

\$1,325,000

Your current property rates payments are based on this valuation.

Land value

\$840,000

Value of improvements

Property rates

Rates this year 2020/2021

\$3,449.24 [Pay rates](#)

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

Rates assessment number

12344700042

Detailed rates breakdown

Type of rate	Calculation	Total rate
General Rate - Urban Residential	Capital Value \$1,325,000 x 0.00195455	\$2,589.78
Natural Environment Targeted Rate - Non Business	Capital Value \$1,325,000 x 0.00004326	\$57.32
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 \$1,325,000 x 0.00006076	\$80.51
Total rates assessed for 2020/2021 (including GST)		\$3,449.24

Property information

Land area

682m²

Land use

Single units, excluding bach

Description of improvements

DWG OI

[View in GeoMaps](#)

Local board

Howick

Property Category

RD199A

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

Click [here](#)  for the PDF

Total floor area

300m²

Building site coverage

170m²

Property zone

Residential - Mixed Housing Suburban Zone

Number of bedrooms

5

Off-street parking

2

Garage freestanding

2

Garage under main roof

Property Guru

By  CoreLogic®

Street Address: 30 Simon Owen Place, Golflands, Manukau

Zoned Schools for this Property

Primary / Intermediate Schools

BOTANY DOWNS SCHOOL	1.7 km
HOWICK INTERMEDIATE	2.7 km
STAR OF THE SEA SCHOOL (HOWICK)	1.3 km

Secondary Schools

HOWICK COLLEGE	3.2 km
PAKURANGA COLLEGE	2.8 km
SANCTA MARIA COLLEGE	3.8 km

Early Childhood Education

ABC Developmental L C - Botany Rua

293 Botany Road
Howick South
Auckland
Ph. 09-2738882

Distance: 0.4 km
20 Hours Free: Yes
Type: Education & Care Service
Authority: Privately Owned

ABC Developmental L C - Botany Tahi

293 Botany Road
Howick South
Auckland
Ph. 09-2738882

Distance: 0.3 km
20 Hours Free: Yes
Type: Education & Care Service
Authority: Privately Owned

ABC Developmental L C - Botany Toru

293 Botany Road
Howick South
Auckland
Ph. 09-2738882

Distance: 0.4 km
20 Hours Free: Yes
Type: Education & Care Service
Authority: Privately Owned

Kindercare Learning Centres (12 B & T)

138 Golfland Drive
Botany Downs
Auckland
Ph. 09-2733088

Distance: 0.4 km
20 Hours Free: Yes
Type: Education & Care Service
Authority: Privately Owned

Kindercare Learning Centres - (12 P)

138 Golfland Drive
Botany Downs
Auckland
Ph. 09-2733088

Distance: 0.4 km
20 Hours Free: Yes
Type: Education & Care Service
Authority: Privately Owned

Primary / Intermediate Schools

BOTANY DOWNS SCHOOL

Mirrabooka Avenue
Howick
Auckland
Ph. 09 534 9848

Distance: 1.7 km
Decile: 9
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 455
Zoning: In Zone

Property Guru

By  CoreLogic®

ELM PARK SCHOOL

46 Gossamer Drive
Pakuranga Heights
Auckland
Ph. 09 577 0070

Distance: 2.2 km
Decile: 5
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 620
Zoning: No Zone

HOWICK INTERMEDIATE

Botany Road
Howick
Auckland
Ph. 09 534 3922

Distance: 2.7 km
Decile: 4
Age Range: Intermediate
Authority: State
Gender: Co-Educational
School Roll: 603
Zoning: In Zone

POINT VIEW SCHOOL

Kilkenny Drive
Howick
Auckland
Ph. 09 274 0637

Distance: 1.1 km
Decile: 9
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 780
Zoning: Out of Zone

RIVERHILLS SCHOOL

13 Waikaremoana Place
Pakuranga
Auckland
Ph. 09 576 8105

Distance: 1.7 km
Decile: 4
Age Range: Contributing
Authority: State
Gender: Co-Educational
School Roll: 102
Zoning: No Zone

STAR OF THE SEA SCHOOL (HOWICK)

14 Oakridge Way
Howick
Auckland
Ph. 09 534 6766

Distance: 1.3 km
Decile: 9
Age Range: Contributing
Authority: State Integrated
Gender: Co-Educational
School Roll: 537
Zoning: In Zone

Secondary Schools

BOTANY DOWNS SECONDARY COLLEGE

575 Chapel Road
Howick
Auckland
Ph. 09 273 2310

Distance: 1.3 km
Decile: 9
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 1327
Zoning: Out of Zone

Property Guru

By  CoreLogic®

EDGEWATER COLLEGE

32 Edgewater Drive
Pakuranga
Auckland
Ph. 09 576 9039

Distance: 3.0 km
Decile: 2
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 919
Zoning: Out of Zone

ELIM CHRISTIAN COLLEGE

159 Botany Road
Howick
Auckland
Ph. 09 538 0368

Distance: 1.1 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: 3.2 km
Decile: 8
Age Range: Year 9-15
Authority: State
Gender: Co-Educational
School Roll: 1940
Zoning: In Zone

PAKURANGA COLLEGE

Pigeon Mountain Road
Bucklands Beach
Auckland
Ph. 09 534 7159

Distance: 2.8 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: 3.8 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: 1.7 km
Decile: Composite
Age Range: Private
Authority: Co-Educational
Gender: 14
School Roll: No Zone
Zoning:

Tertiary

East Auckland Performing Arts

Upper Level, Fountain Lane North
Ph. 09 277 7384

Distance: 1.1 km
Tertiary type: Private Training Estab

Property Guru

**Industry Training and Technology**

Suite 5, Unit F, 8 Torrens Road
Ph. 09 271 0597

Distance: 1.2 km
Tertiary type: Private Training Estab

Ministry Training College of NZ

159 Botany Road
Ph. 09 538 0371

Distance: 1.1 km
Tertiary type: Private Training Estab

Southern Cross Academy (NZ) Limited

17 Nandina Ave
Ph. 09 274 0550

Distance: 1.1 km
Tertiary type: Private Training Estab

Technician Training Limited

7 The Green
Ph. 09 537 2458

Distance: 0.4 km
Tertiary type: Private Training Estab

Explanation of Terms

Full Primary - Years 1 - 8

Contributing - Years 1 - 6

Intermediate - Years 7 - 8

Composite - Years 1 - 15

Restricted Composite - Years 7 - 10

Kura Teina Composite - Maori Schools from years 1 - 15

Kura Teina Primary - Maori Schools from years 1 - 8

Decile Rating - A school's decile indicates the extent to which the school draws its students from low socio-economic communities. Decile 1 schools are the 10% of schools with the highest proportion of students from low socio-economic communities, whereas decile 10 schools are the 10% of schools with the lowest proportion of these students. A school's decile does not indicate the overall socio-economic mix of the school.

Distance - The distance calculated is the point to point distance, walking and driving distances will normally be further.

20 Hours Free - If yes, this Early Childhood Centre offers 20 hours free childhood education. From 1 July 2007, three and four-year-olds enrolled in a teacher-led ECE service and some kohanga reo qualify for up to 20 hours of free early childhood education (ECE).

Currency of Data

CoreLogic Address Data: 06 November 2020

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Property Guru

By  CoreLogic

Street Address: 30 Simon Owen Place, Golflands, Manukau
Area: Golfland , Manukau

Latest Quarter

01 April 2020 to 30 June 2020

Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
House	3	5	\$648	\$630 - \$662	\$650

Last 12 months

01 July 2019 to 30 June 2020

Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
House	3	14	\$636	\$620 - \$660	\$635
House	4	17	\$733	\$700 - \$742	\$730

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: 06 November 2020



REINZ PROPERTY EXPORT

Subject to the REINZ Authorised User Agreement

Generated: 13 Nov 2020
Generated By: Eileen Becker

This table was created with the following query: The locations Golflands, Auckland; Date Range: November 2019 to November 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: 5 - 6

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
14 Bard Place, Golflands, Auckland	Golflands, Auckland	\$1,195,000	17 Sep 2020		06 Aug 2020		26	Residence	A - Auction		5	190	789	Freehold
36 Bob Charles Drive, Golflands, Auckland	Golflands, Auckland	\$1,420,000	13 Sep 2020		25 Jul 2020		50	Residence	A - Auction		5	220	619	Freehold
2 San Luis Place, Golflands, Auckland	Golflands, Auckland	\$1,425,000	16 Aug 2020		10 Mar 2020	17 Sep 2020	159	Residence	P - Private Treaty(Neg.)		5	246	650	Freehold
12 Pajaro Place, Golflands, Auckland	Golflands, Auckland	\$1,757,000	22 Jul 2020		17 Jun 2020	21 Aug 2020	20	Residence	A - Auction		5	295	890	Freehold

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