



100 Rosser Street Huntly



Legal Description: Lot 237 DP S24502 CT
SA60D/671

Section Size: 913 m²
House Size: 108 m²
Capital Value: \$335,000
Land Value: \$160,000
Age: 1970's
Rates: \$3,367.23 (INC WRC)
Exterior: Weatherboard
Roof: Concrete Tile
Joinery: Aluminium
Chattels: Fixed floor coverings, Light fittings, Blinds, Dishwasher, Drapes, Oven/Stove Combined, Heat Pump, Heat Pump Remote, Garden Shed



3 1 1 1 1 1

"Prospective purchasers should not be confined to the contents of the material herein and should make their own enquiries to satisfy themselves in the accuracy of all aspects."



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Marketed by
**Donna Southwick &
Sue Hall**



Heartfelt Home In Huntly

100 Rosser Street Huntly

A lot of heart and sparkle in this 1970's weatherboard home well positioned on a corner site of 913m2 more or less with potential to develop into home and income opportunities and/or to expand your family living. Lovingly maintained with three good sized bedrooms, modern bathroom and kitchen that is well designed for open plan dining/entertaining with an easy flow through into lounge area. Plenty of windows allow lots of natural light and plenty of sun - all are aluminium joinery. A heat pump and wood burner add value and provide ambiance and warmth for those cold winter nights. A carport and roomy garden shed with plenty more space for off street parking. A short stroll to Huntly Early Childhood Centre and zoned for Kimihia Primary School. Close to Lake Hakanoa and Genesis Energy Huntly Aquatic Centre. Easy access to main arterial routes north to Auckland and south to Hamilton.

Price: \$579,000

View: See our website for open home details
www.lodge.co.nz **Web Ref** LC17990





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




R.W. Muir
Registrar-General
of Land

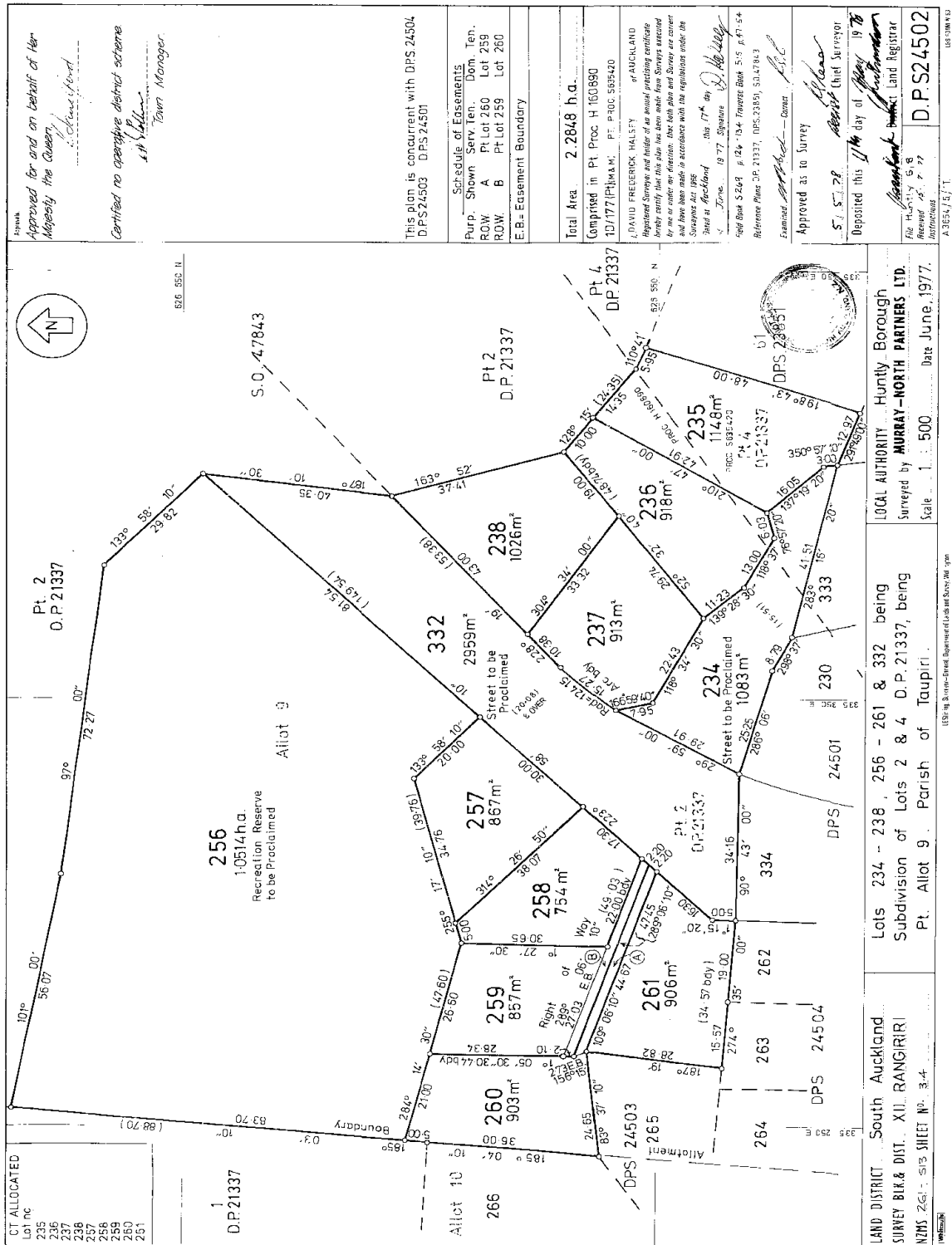
Identifier SA60D/671
Land Registration District South Auckland
Date Issued 15 November 1996

Estate	Fee Simple
Area	913 square metres more or less
Legal Description	Lot 237 Deposited Plan South Auckland 24502

Registered Owners
Lisa Jane Davis

Interests

Subject to Part IV A Conservation Act 1987
Subject to Section 11 Crown Minerals Act 1991
Subject to a mining right created by Transfer 287597
12062697.2 Mortgage to Westpac New Zealand Limited - 26.3.2021 at 12:08 pm





**Waikato District
COUNCIL**

FINAL CODE COMPLIANCE CERTIFICATE NUMBER: 95890

Section 43(3) Building Act 1991

ISSUED BY WAIKATO DISTRICT COUNCIL
BUILDING CONSENT NUMBER: 95890

FILE

POST TO	PROJECT
Owner: HOUSING NEW ZEALAND LIMITED Address: C/- MCGAUGHRAN PLUMBING LIMITED 10 LIGNITE ST HUNTLY 2191	Stage Number of an intended stages of: New or relocated building <input type="checkbox"/> Alteration <input type="checkbox"/> Other <input checked="" type="checkbox"/> Intended use(s) (in detail): HEATER
PROJECT LOCATION 100 ROSSER STREET, HUNTLY	
LEGAL DESCRIPTION Property Number: 1000381 Valuation Roll Number: 04321 26300 Legal Desc: LOT 237 DPS 24502 A/C HOU 1648200	Intended life: Indefinite, but not less than 50 years <input type="checkbox"/> Specified as 5 years <input type="checkbox"/> Demolition <input type="checkbox"/>

This is a final code compliance certificate issued in respect of all of the building work under the above building consent.

Signed for and on behalf of the Council:

Name: **A P Krippner**

Position: Building Control Officer

Signature: 

Date: 23/08/2002

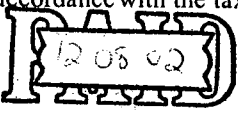
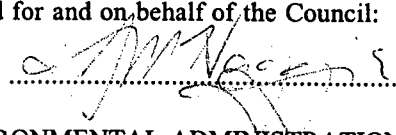


Waikato District COUNCIL

BUILDING CONSENT NO. ABA 95890

Section 35, Building Act 1991

ISSUED BY: WAIKATO DISTRICT COUNCIL

APPLICANT	PROJECT
Name: HOUSING NEW ZEALAND LIMITED Mailing Address: C/- MCGAUGHRAN PLUMBING LIMITED, 10 LIGNITE ST, HUNTLY 2191	All <input type="checkbox"/> Stage No of an intended stages
PROJECT LOCATION	
Street Address: 100 ROSSER STREET, HUNTLY	New or Relocated Building <input type="checkbox"/> Alteration/Addition <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 1000381 Valuation Roll No: 04321 26300 Legal Description: LOT 237 DPS 24502 A/C HOU 1648200	Intended Use(s) in detail: HEATER Intended Life: Indefinite, not less than 50 years <input type="checkbox"/> Specified as 5 years <input checked="" type="checkbox"/> Estimated Value: \$ 2500
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$  ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council: Name:  ENVIRONMENTAL ADMINISTRATION Date: 15/08/2002

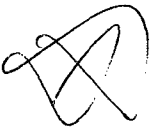
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act not permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached 1 pages headed "Conditions of Building Consent No ABA 95890"

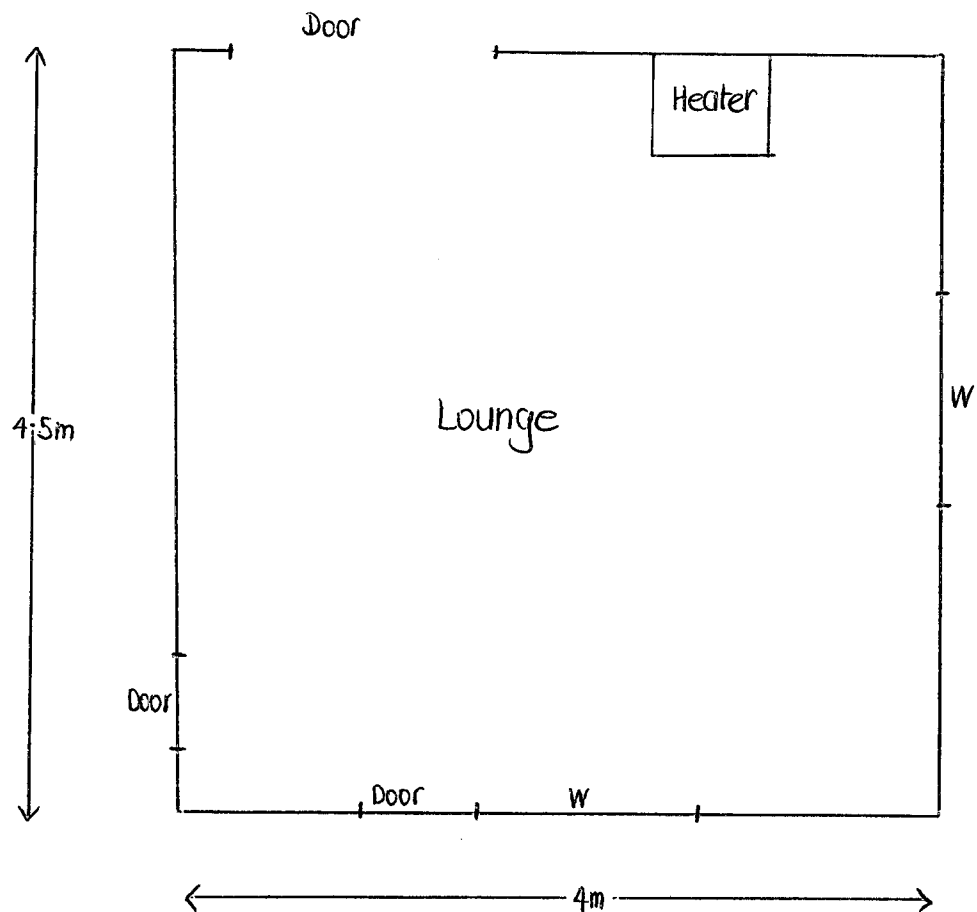
-
- 1) Can you please ensure that 24 hours notice is given prior to requiring the following inspections:
 - a) Final inspection to be called for
(The owner or builder shall be on site at the time of inspection)
 - 2) The heating appliance shall be installed in accordance with the manufacturer's instructions.
 - 3) The applicant shall inform the Council when the installation is ready to be inspected.
 - 4) The heating appliance shall be inspected prior to its being used.
 - 5) The ceiling plate is not to be fixed until the appliance has been inspected.
 - 6) Where heat shields are required, spacers shall be of a non-combustible material, i.e. not timber.
 - 7) The flue shall comply with NZS 7421, 1990, for sheet metal chimneys.
 - 8) Inbuilt and free standing heaters shall be bolted to the hearth to prevent seismic movement.
 - 9) Wetback installation shall comply with NZS 4603, 1985 and be installed by a registered plumber.
 - 10) Lapse and cancellation of building consent.
This building consent shall lapse and be of no effect if:
 - a) The building work concerned has not been commenced within 6 calendar months after the date of issue of the consent; or
 - b) Reasonable progress on the building work has not been made within 12 calendar months after work has commenced.The Council can exercise its discretion in either case.

Date: 15/ 8/02

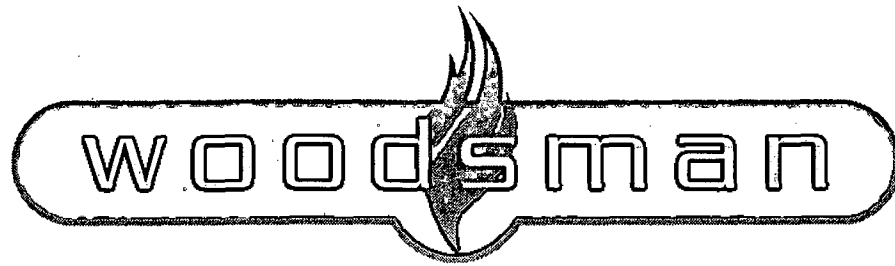
Signed:



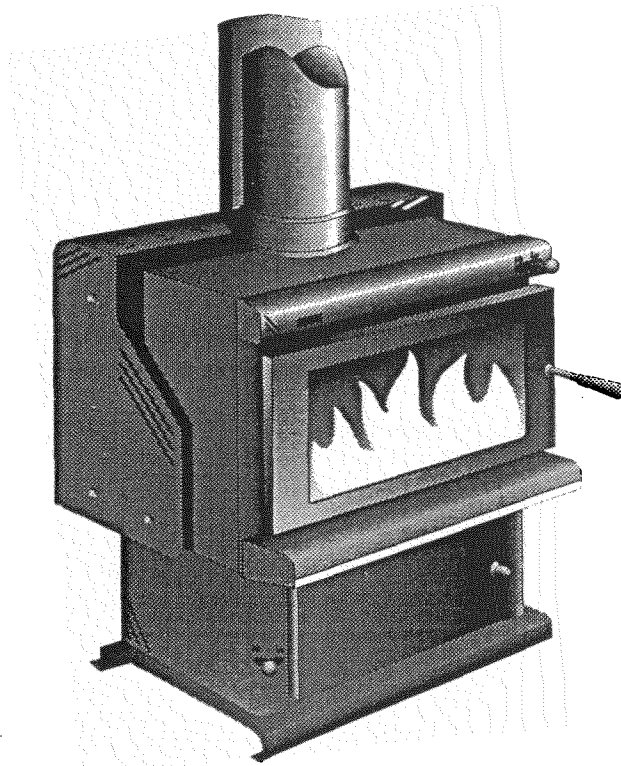
Re: 100 Rosser St, Huntly



REVISED INSTALLATION INSTRUCTIONS



MATAI RMF MODEL

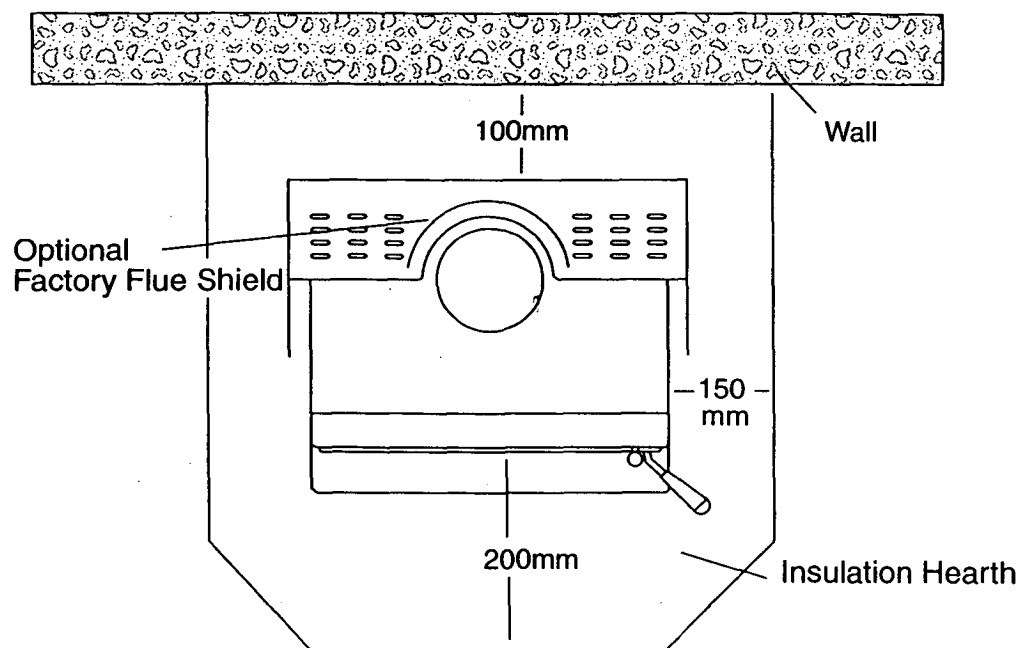


COMPLIES WITH NZS 7401:1985
COMPLIES WITH NZS 7421:1990

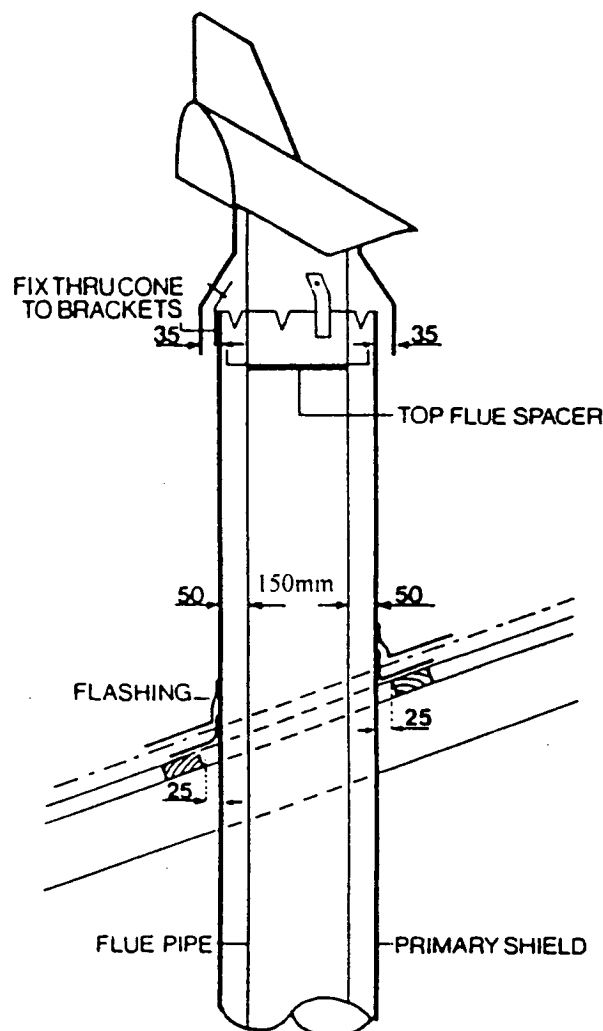
REVISED INSTALLATION INSTRUCTIONS

A clerical error in the test report for safe clearances to NZS 7421:1990 resulted in the publication of the door to hearth front clearance of 380mm in New Zealand.

Clarification from Industrial Research Ltd has confirmed that the distance can be reduced to 200mm, and still comply with the requirements of NZS 7421:1990



1. Position the unit with regard to the minimum dimensions and in relation to a convenient outlet for the flue through the ceiling and roof.
2. Where a factory fitted hot water booster is installed, allow for plumbing.
3. Re-position the unit and plumb for the flue outlets through ceiling and roof allowing for standard 150mm flues, 250mm primary shield, and 300mm secondary shield.
4. Secure Seismic restraint fitting to the hearth, using dyna bolt or similar type securing device.
(REF Fig 5).
5. Cut the holes for the flue and trim back any timbers and ceiling material to allow for new secondary shield support framing. Re-frame timbers to equivalent strength where necessary.
6. Join the required number of primary shields, taking care that the shield with the notches and brackets attached, goes to the very top of the shielding, and the shield with the notches only goes to the bottom of the shielding. (REF FIG 3 a & b).
The shield above should slide over the top of the shield below (opposite to assembling flue lengths).
7. Screw the firestop into position, through the holes provided, securely into the secondary shield support framing. Lower the secondary shield into place, and nail through the shield, into framing, at the four places at which shield and framing touch.



8. Lower the bottom primary shield into position, and securely fix (using the brackets supplied) by nailing through the bracket into the framing, and riveting (or use self tapping screws) the brackets to the primary shield. Again ensure the notches are at the bottom, i.e. now resting on the firestop, and the shield with notches and brackets is at the top.
9. Join the required number of flues by inserting the bottom (smaller crimped end) INTO the top of the flue beneath. Drill and fix each join with three stainless steel self-tapping screws or rivets. It is important to the performance of your Matai RMF, that all flue joins are sealed with commercially available flue sealing compound, or flue cement, including the join between the bottom flue and the firebox. Position the flue length in the flue neck at the firebox, and through the firestop and primary shield. Seal and fix into the firebox neck. The flue length can be fed down from the top, if convenient, or fed up from the room, length at a time, ensuring correct sealing and fixing of each join.
10. Flash the primary shield to the roof to make a weatherproof seal.
11. Fit and fix the Raincap as in figure 3 a.
12. Where a flue assembly extends more than 2m above the roof penetration, it may be necessary to fit restraining guy wires for stability in high wind conditions.
13. Before you light your first fire, ensure that you have obtained a Code Compliance Certificate from your approved installer or the Territorial Authority's inspector.

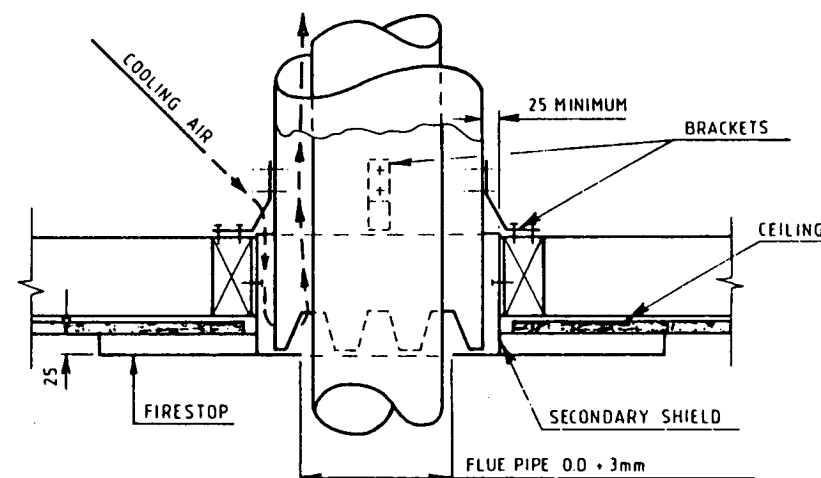
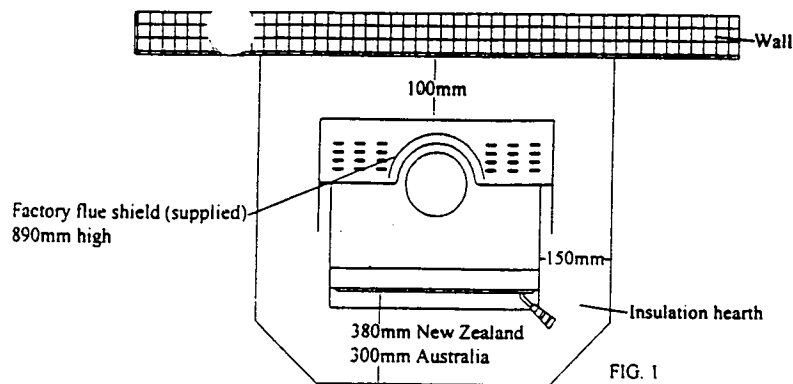


FIG. 3b



INSTALLATION INSTRUCTIONS

Installation should be carried out by a qualified installer who will ensure:

- that any Building Code requirements are complied with, and is in accordance with NZS 7421 (1990), titled "Specification for Installation of Solid Fuel Burning Appliances", or AS2918 (1990).
- that the minimum dimensions determined by tests in accordance with NZS 7421 (1990), Appendix B, and AS2918 (1990) are complied with to prevent overheating of nearby combustibles. Refer table 1.
- clearance of at least 1 m between front of Matai RMF and building structure or any other substantial immovable object.
- if the Matai RMF is installed on a heat sensitive floor, the floor should be protected with an insulation hearth which should extend not less than 380mm (300mm Australia) in front from the firebox door (REF FIG 1).
- the insulation hearth shall be made of minimum 6mm thick Hardiflex board, or other non-combustible materials of similar thermal insulation properties.

MINIMUM FLUE HEIGHT

The top of the WOODSMAN flue system should be at least 600mm above the highest point of the roof ridgeline, if the point of intersection of the flue system and the roof line is less than 3 metres from the ridgeline, horizontally.

If the point of intersection of the flue system and the roofline is greater than 3 metres horizontally, the top of the flue system shall be at least 900mm above the point of intersection with the roofline. (REF FIG 2)

These are considered to be minimum dimensions, and depending on local conditions, taller flue system heights may be required for satisfactory performance.

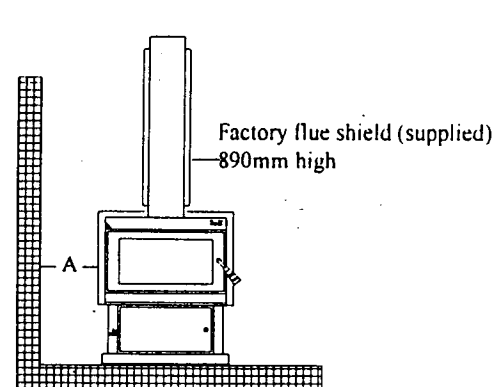
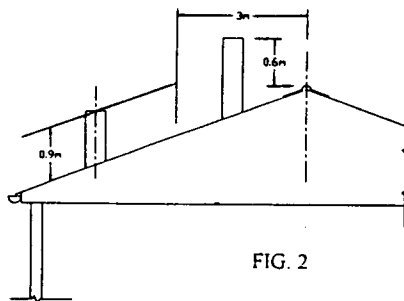


FIG. 4

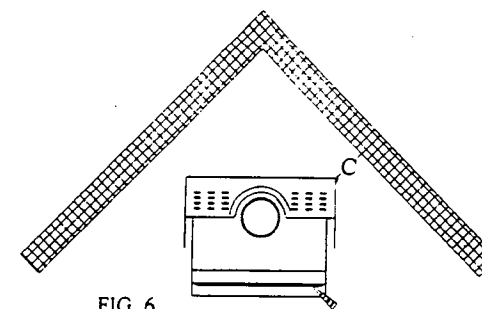
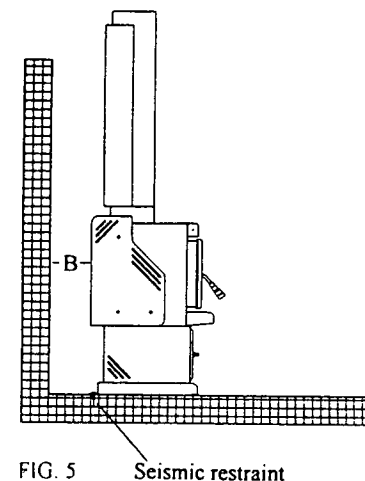


FIG. 6

MATAI RMF CLEARANCES FROM COMBUSTIBLES

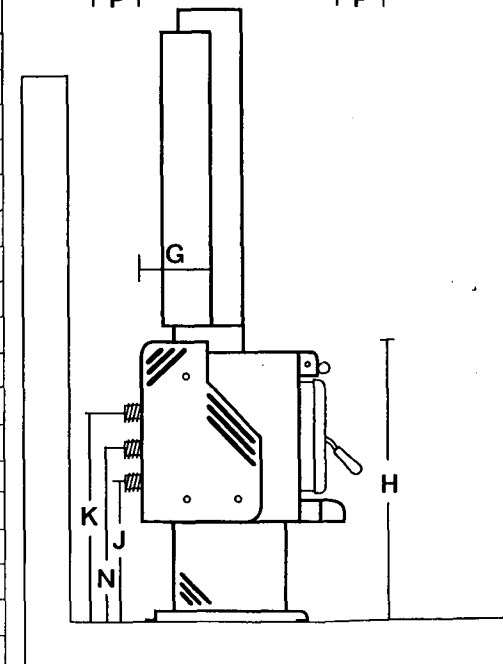
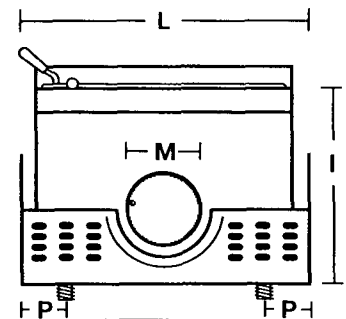
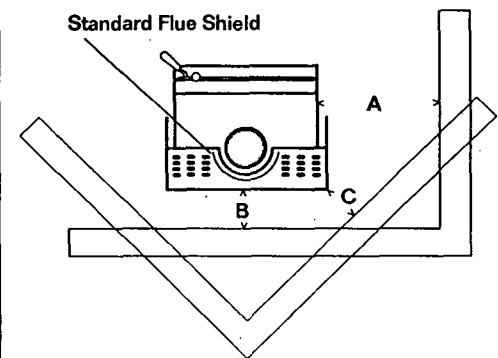
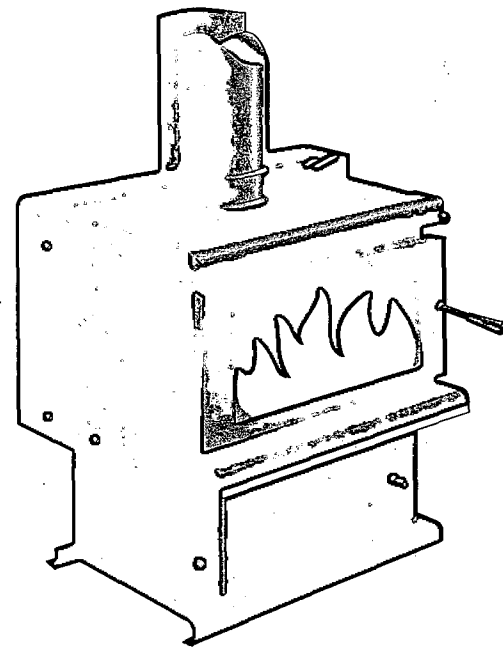
Measured From	To Heater Body With Shielded Flue
Side Wall	A 400mm (450mm Australia)
Back Wall	B 100mm
Side Wall (@ 45 degrees)	C 150mm (200mm Australia)

TABLE 1



MATAI RMF SPECIFICATIONS

FIREBOX MATERIAL	Cast iron, firebrick, 6mm plate steel
FIREBOX DIMENSIONS	440mm x 230mm
SECONDARY COMBUSTION AIR	standard equipment
MAXIMUM FUEL LOAD	430mm logs or 8kg of coal
APPROXIMATE BURN TIME	Wood up to 8 hours, coal up to 12 hours
HEAT OUTPUT MAXIMUM	15kW on coal
HEAT OUTPUT LOW AVERAGE	wood 5.3kW, coal 3kW
EFFICIENCY MAXIMUM	up to 80.7%
EFFICIENCY OVERALL AVERAGE	up to 68%
DOOR OPENING SIZE	430mm x 210mm
GLASS AREA	702 sq cm
GLASS MATERIAL	5mm Robax ceramic
HOT WATER OUTPUT	booster up to 1.3kW, tank up to 4kW estimated
HOT WATER BOOSTER MATERIAL	booster 1.2mm copper tube, tank 1.6 & 2mm copper sheet
CONTROLS	wood top right, coal lower left
FLUE DIAMETER	150mm
FLUE MATERIAL	24g T304 stainless steel
HEIGHT OF STANDARD FLUE KIT	4 x 900mm flues
CONVECTION BOOSTER FAN	optional (subject to availability)
TESTING NZS 7401 (1985)	passed
NZS 7421 (1990)	passed
AS 2918 (1990)	passed
CLEAN AIR TESTING NZS 7403 AS 4013 (1992)	passed, wood 3.38g/kg, coal 5.24g/kg
APPLIANCE WEIGHT	108kg
APPLIANCE VOLUME	0.21 cubic metres
FLUE KIT WEIGHT	22kg
FLUE KIT VOLUME	0.22 cubic metres
COOKING FACILITY	standard equipment
COLOR CHOICES	4 colours
POKER	standard equipment
WARRANTY 5 YEAR	standard
WARRANTY 10 YEAR	optional
MINIMUM HEARTH SIZE	880mm x 880mm (880 x 800 Australia)
MINIMUM HEARTH THICKNESS	6mm Hardiflex board
MINIMUM CLEARANCE FROM COMBUSTIBLES	
SIDE OF STOVE TO WALL	A 400mm (shielded flue), (450mm Australia)
BACK OF STOVE TO WALL	B 100mm (shielded flue)
REAR CORNER OF STOVE TO WALL	C 150mm (shielded flue), (200mm Australia)
DIMENSIONS	
CENTRE FLUE TO BACK	G 150mm
OVERALL HEIGHT	H 640mm
OVERALL DEPTH	I 400mm
LOWER BOOSTER FITTING TO FLOOR	J 305mm
UPPER TANK FITTING TO FLOOR	K 575mm
UPPER BOOSTER/LOWER TANK FITTING TO FLOOR	N 450mm
PLUMBING FITTING TO SIDE	P 90mm
OVERALL WIDTH	L 585mm
DIAMETER OF FLUE SPIGOT	M 150mm



The information contained in this document is intended to be of general nature and should not be quoted for installation purposes. WOODSMAN Woodstoves may, at any time, make modifications to any of the models described, for technical or commercial reasons, without prior notice.

Rent Appraisal



Huntly 100 Rosser Street

 3  1  1  1  1

Heartfelt Home In Huntly

A lot of heart and sparkle in this 1970's weatherboard home well positioned on a corner site of 913m2 more or less with potential to develop into home and income opportunities and/or to expand your family living. Lovingly maintained with three good sized bedrooms, modern bathroom and kitchen that is well designed for open plan dining/entertaining.

Disclaimer: Lodge City Rentals has not determined that this property is compliant with the Healthy Homes Standards 2019, Health and Safety at Work Act(2015) and the Residential Tenancies Act(1986) and this appraisal in no way warrants any compliance with any of these Acts. This Rental Appraisal has been completed assuming the property will be fully compliant with the Healthy Homes Standards 2019, Health and Safety at Work Act and the Residential Tenancies Act prior to tenanting. Any person relying on this appraisal should satisfy themselves that the property is fit for purpose and is Healthy Homes, Health and Safety at Work Act and the Residential Tenancies Act compliant

Potential income:

Taking into account similar properties we manage or have managed and the information provided, we believe the weekly return could be:

\$500 - \$530

Nic Elliotyson
M 021536435
nice@lodge.co.nz



Services

OUR SERVICE:

People and property. At Lodge City Rentals, we're in the business of protecting your property investment, but we're also passionate about delivering a high quality service to property owners and tenants.

With more than 50 years' of experience in the property management industry, we know that to achieve the very best returns for our property investors, time needs to be spent securing the very best tenants.

That's why we work in partnership with tenants and property owners, and why we're Hamilton's award-winning property investment company.

OUR SERVICES INCLUDE:

At Lodge City Rentals, we offer a full range of property management services:

- **Rent collection:** We ensure your tenants pay their rent on time, every time. If your tenants are behind in their rental payments, we'll take the appropriate steps to ensure your rent is paid.
- **Inspections:** We conduct a formal inspection of your property once every six months and provide a report of this inspection to you. As a landlord, you are most welcome to join your property manager on this inspection.
- **Property maintenance:** We undertake regular maintenance checks on your property to keep it at a tenantable standard and to ensure your tenants are keeping the property clean and tidy.
- **Project management:** If your property requires repairs and maintenance, we can project manage the process, taking the headache and hassle away from you.
- **Industry knowledge:** Our team live and breathe property here in Hamilton. We keep an eye on market trends and will update you on any legislative changes that could affect you and your property portfolio.
- **Tenant applications:** Every month, our team of property managers generate over 1,400 enquiries. To secure the right tenant for your property, we follow a comprehensive application process which all tenants must complete. This includes credit and reference checks.
- **Property advertisements:** We advertise your property at no extra cost in newspapers, on websites, and in the windows of our branches, to attract the best tenant for your property.

Fees

As a property owner, you want to place your investment in the hands of a property manager you can trust. At Lodge City Rentals in Hamilton, protecting your investment drives everything we do. Our team of experienced property managers are committed, proactive and trustworthy. They look after your properties as if they are their own.

HOW MUCH DO WE CHARGE?

We understand your property investment portfolio is an investment in your future. That is why we only charge a management fee on the rent we collect for you. Lodge City Rentals' fee is 8.5% + GST of the rent.

We collect the rent throughout the month and transfer it into your account at the beginning of each month. We also offer the option of a money transfer on the 15th of the month. To enable you to see the comings and goings each month we provide you with a monthly statement.

ADVERTISING AT NO EXTRA COST

At Lodge City Rentals, we advertise your property at no extra cost to you. Each week we advertise extensively in the Waikato Times property section and on www.lodge.co.nz and www.realestate.co.nz.

This approach has proved successful in ensuring we attract the best quality tenants. We don't rent your house to anyone; we make sure your tenants respect your property as you would, and as we do.

Disclaimer

The attached information has been provided to Lodge Real Estate by the vendor, or obtained by Lodge Real Estate from a third party or from public records.

Lodge Real Estate has not verified the accuracy or completeness of the information, and gives no warranty or information as to its accuracy, validity, or completeness.

The recipient of this information should make his or her own enquiry or investigation as to its accuracy or completeness.

Customers should also be aware that they may not have any recourse on the third party provider if the information has not been prepared specifically for them.

