



Legal Description: Lot 2 DP S78513 CT SA62B/851
Section Size: 1813 m²
House Size: 80 m²
Capital Value: \$385,000
Land Value: \$320,000
Age: 1950's
Rates: \$2438.57 (INC WRC)
Exterior: Weatherboard
Roof: Corrugated Iron
Joinery: Timber
Chattels: Light fittings, Blinds, Rangehood,
Dishwasher, Oven/Stove
Combined, Drapes



"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."



Donna Southwick
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34 Urlich Avenue

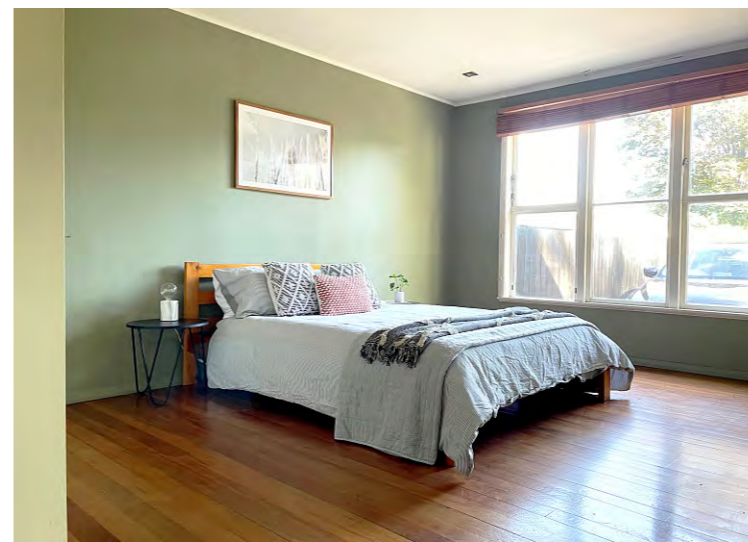
Melville



Marketed by
Donna Southwick,
Yvonne Bryant & Sue Hall

lodge.co.nz

Licensed under the REAA 2008



Ultimate Opportunity On Urlich

34 Urlich Avenue Melville

Set back from the road and on its own fee simple title this two bedroom weather board duplex home offers you a great opportunity to purchase in a popular location. Built in the era when quality timber was used this home has lovely timber features. The living opens seamlessly to a large deck where you can relax and enjoy entertaining whilst admiring the gully aspect. There is ample room for the kids to kick a ball or the pets to play. Imagine the fun and memories that can be created here. A short distance from the Waikato Hospital, Glenview and Urlich Shopping Centre's, various levels of schooling, parks, walks, recreational grounds plus a short drive to the central city. This is certainly an exceptional opportunity and one where you can add your own touches and turn the house into a home.

Price: \$599,000

View: See our website for open home details
www.lodge.co.nz **Web Ref** LC17803





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




R.W. Muir
Registrar-General
of Land

Identifier **SA62B/851**
Land Registration District **South Auckland**
Date Issued 31 October 1997

Prior References

SA60A/268

Estate	Fee Simple
Area	1813 square metres more or less
Legal Description	Lot 2 Deposited Plan South Auckland 78513

Registered Owners

Catherine Wendy Legg

Interests

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IV A Conservation Act 1987

S97802 Building Line Restriction

Subject to a party wall right over part marked A on DPS 78513 specified in Easement Certificate B447275.3 - 31.10.1997 at 10.58 am

Appurtenant hereto is a party wall right specified in Easement Certificate B447275.3 - 31.10.1997 at 10.58 am

8482729.3 Mortgage to Mortgage Holding Trust Company Limited - 3.5.2010 at 3:32 pm

<p>DIAGRAM A</p> <p>Dispersed</p> <p>Partly Wall Easement</p> <p>Partly Wall Easement</p> <p>Partly Wall Easement</p>	<p>DATE:</p> <p>BEARINGS: GEODETIC 1949</p> <p>COORDINATES: GEODETIC 1949</p> <p>MT EDEN CIRCUIT COORDINATES</p> <p>ORIGIN: MT EDEN 700 000mN</p> <p>300 000mE</p>	<p>ORIGIN OF COORDINATES</p> <p>Reg</p> <p>DPS 4185 555667 88mN 345764 4mE</p>	<p>APPROVED TO SURVEY</p> <p>29 18 1977</p> <p>Deposited this 29th</p>	<p>Approved to Survey</p> <p>29 18 1977</p> <p>Deposited this 29th</p>	<p>REMARKS:</p> <p>1. THIS PLAN IS A REVISION OF THE PLAN</p> <p>2. THIS PLAN IS A REVISION OF THE PLAN</p> <p>3. THIS PLAN IS A REVISION OF THE PLAN</p>	<p>REMARKS:</p> <p>1. THIS PLAN IS A REVISION OF THE PLAN</p> <p>2. THIS PLAN IS A REVISION OF THE PLAN</p> <p>3. THIS PLAN IS A REVISION OF THE PLAN</p>	<p>REMARKS:</p> <p>1. THIS PLAN IS A REVISION OF THE PLAN</p> <p>2. THIS PLAN IS A REVISION OF THE PLAN</p> <p>3. THIS PLAN IS A REVISION OF THE PLAN</p>
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LAND DISTRICT SOUTH AUCKLAND Survey Blk. & Dist. 11: HAMILTON LOTS 11 & 12 DPS 4185 Scale 1: 400 Date JULY 1997 TERRITORIAL AUTHORITY HAMILTON CITY Surveyed by TERRALINK NEW ZEALAND LIMITED Scale 1: 400 Date JULY 1997

URULICH ~~20~~ 32-34 DPS 4185 LOT 11-12

32494

RECEIVED

CITY OF HAMILTON

3 SEP 1969

APPLICATION FOR PERMIT FOR SANITARY, PLUMBING AND DRAINAGE WORK

To the HAMILTON CITY COUNCIL:-

I, the undersigned (name in full) *A Lamb*
of (address) *141 Blackburn St*
..... *Frankton*

hereby made application for permission to carry out the work prescribed herein, and as set out in the plans attached hereto, at the premises situated in

30-32 *which are* Street/Road being Lot *11-12* of
Section D.F.S. *418.5*

Name and address of owner of premises *State Advances*
..... *Hym*

nature of Work *Inst. line to full sewerage*
\$ c

Value of proposed work including materials

- (a) Plumbing
- (b) Drainage (including stormwater)

120.00

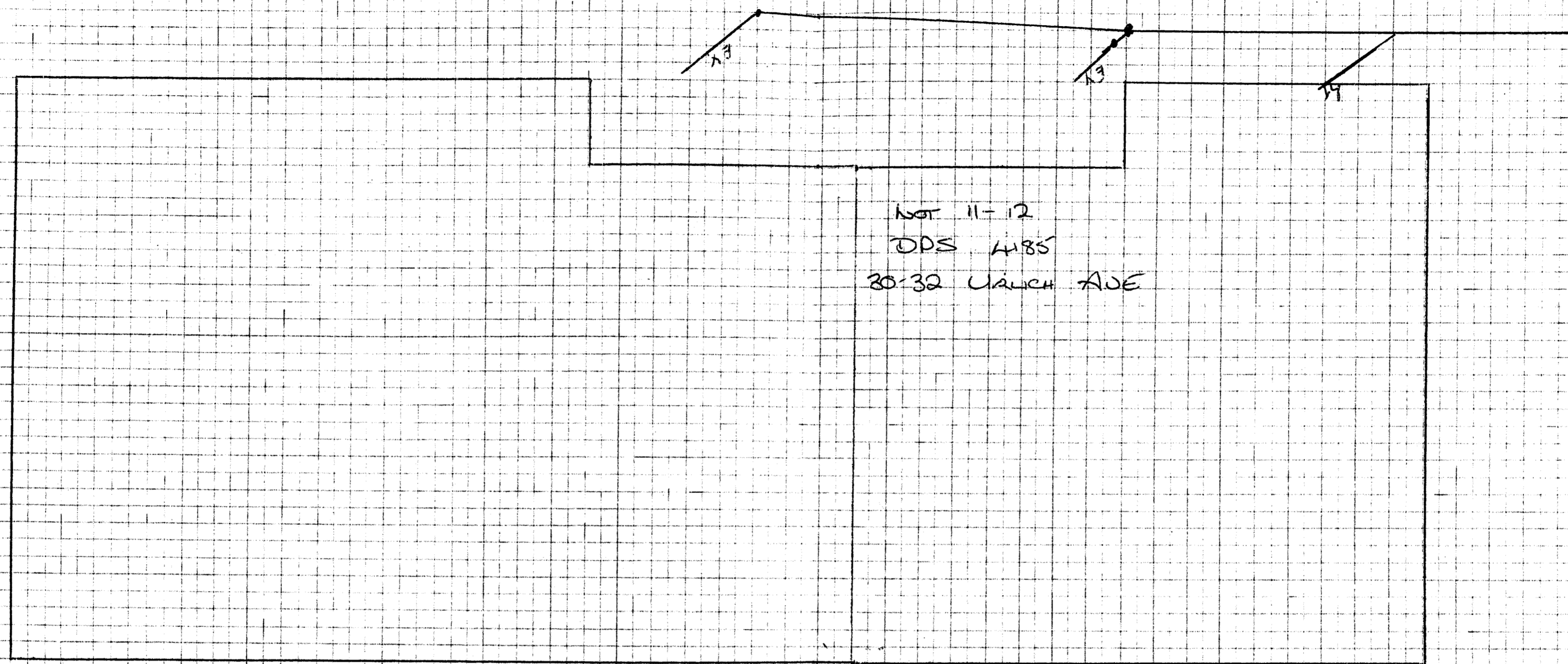
..... Redg. No. Licensed Plumber
..... *3969* Regd. No. *A Lamb* Licensed Drainlayer
Dated this *3rd* day of *Sept* 19. *69*

22

4

3408

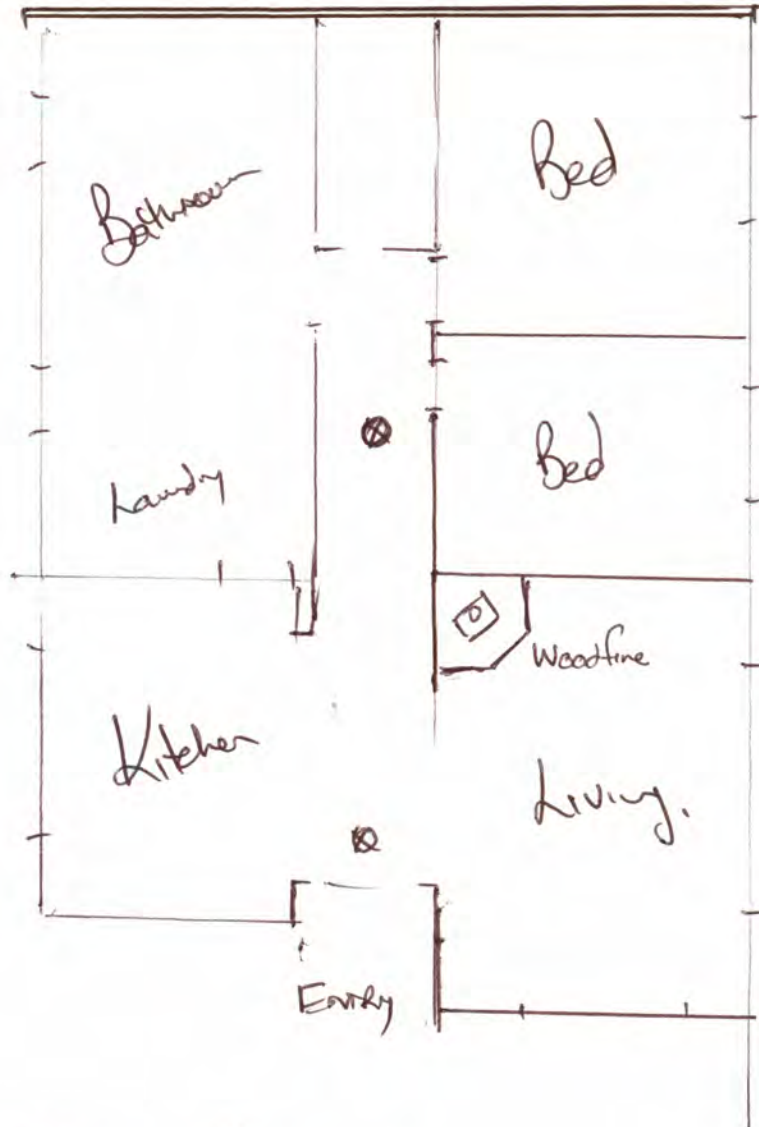
Permit No.
32494



← north arrow →

34 URUCH AVENUE

HAMILTON CITY COUNCIL
**BUILDING UNIT
APPROVED**
SUBJECT TO CONDITIONS
TO BE KEPT ON SITE



Smoke Alarms ~~X~~



Property Inspection

Date: 07-05-2020

Inspector: Orion Box

Time: 12:06 PM (12 GMT)

34 Urlich Avenue, Melville, Hamilton



"Making Healthy Homes Compliance Easy"

Introduction

What does the standard cover?

The Healthy Homes standard 2021 includes 5 categories:

Heating:

The main living room must have a fixed heating device that can heat the room to at least 18°C. The new regulations clarify the requirements for heating devices – some will not meet the requirements under the heating standard as they are inefficient, unaffordable or unhealthy.

Insulation:

The minimum level of ceiling and underfloor insulation must either meet the 2008 Building Code, or (for existing ceiling insulation) have a minimum thickness of 120mm and be in reasonable condition with no dampness, damage or displacement.

Ventilation:

Ventilation must include openable windows in each habitable space. The windows must comprise at least 5% of the floor area of that space or be legal at the time of construction. An appropriately sized extraction fan or rangehood must be installed in rooms with a bath or shower or indoor cooktop.

Moisture Ingress and Drainage:

The standards reinforce the existing law which states that landlords must have adequate drainage and guttering. If a rental property has an enclosed subfloor space, it must have an on-ground moisture barrier, which will stop moisture rising into the home.

Draught Stopping

Any gaps or holes in walls, ceilings, windows, floors and doors that cause unreasonable draughts must be remedied. This includes all unused open fireplaces and chimneys.

Deadlines

When do I have to comply?

On the 1st of July 2020 all new tenancies will have to state their level of compliance, all properties will need to comply with the standards by the 1st of July 2021.

What is required for compliance?

The information included in this report provides everything you need for new tenancies from the 1st of July 2020 in order to state your property's level of compliance.

If there are items that require attention (which are also outlined in this report), they will need to be remediated to before the 1st of July 2021 in order to be compliant.

What happens if my property does not comply by the deadline?

Landlords could be liable for a fine if the property isn't compliant by 1st of July 2021

The Report

What information do I need?

This report displays all the information required to make a declaration for all categories in respect of the Healthy Homes Standards.

The report also includes a full floor plan with detailed openings, together with the data we collect to make the appropriate calculations.

What information can I use from this for the future?

Since we collect data on the square meterage of a house you can use this information to get quotes from tradesmen in the future.

For example:

Should you want to re-carpet the house, you can supply our floor plan with its measurements to get a quote from carpet layers.

Should you need to top up insulation to comply with the new standards, simply send the installers the floor plan and they can give you a quote based on the size of the house.

This floorplan will in turn save you time and money, making the management of your investment easier.

Insulation

The Standard

The minimum level of ceiling and underfloor insulation must either meet the 2008 Building Code, or (for existing ceiling insulation) have a minimum thickness of 120mm and be in reasonable condition with no dampness, damage or displacement.

The Property

Ceiling Insulation

Ceiling Accessibility

High

Ceiling Access Hole



Existing Insulation?

Yes

Existing insulation Condition and Thickness

Greater than 120mm with no gaps
R3.6 Knauf

Photo of product tag if displayed



Photos of the ceiling



Underfloor Insulation

Ground floor type

Accessible

Is there existing underfloor insulation?

Yes

Underfloor brand and R-value

Expol 1.4

Is it installed to NZS 4246?

Yes

Photos



Result:

Pass

Notes:

Ceiling: The existing Knauf R3.6 ceiling insulation is greater than 120mm with no gaps and therefore compliant.

Underfloor: The underfloor is insulated with Expol R1.4 which is in good condition.

Heating

The Standard

The main living room must have a fixed heating device that can heat the room to at least 18°C.

The Property

Existing heating

Is there any existing heating in the main living area Yes

Heater Type Fireplace

Make and model if known Metro (no wetback)

Photo of unit



Photo of manufactures label on indoor unit



Heating Capacity 8.7KW



34 Ulrich Avenue, Melville, Hamilton

Living area information

Living area level (eg ground floor)	Ground Floor
What type of space is above the living area on this level?	External
What type of space is below the living area on this level?	External
Are the windows on this level double glazed?	No

Result:

Pass

Notes:

Heating: The existing 8.7kw heat source exceeds the 6.2kw required in the Heating Assessment Report and is therefore compliant.

Ventilation

The Standard

Ventilation must include openable windows in each habitable space. The windows must comprise at least 5% of the floor area of that space or be legal at the time of construction. An appropriately sized extraction fan or rangehood must be installed in rooms with a bath or shower or indoor cooktop.

The Property

Kitchen

Type of ventilation

Externally ducted rangehood

Make and model if known

Unknown

Photo of rangehood



Photo of external vent for rangehood



Bathroom

Is there existing ventilation in the bathroom

Yes

Type

Externally ducted wall mounted fan

Photo of externally ducted wall fan



Photo of external vent for wall fan



Window opening for habitable spaces

All windows have an openable area greater than 5% of the floor area for each habitable space, see floor plan for further details.



34 Urlich Avenue, Melville, Hamilton

Result:

Pass

Notes:

Kitchen: The kitchen has an externally ducted rangehood and is therefore compliant.

Bathroom: The bathroom has ventilation which is externally ducted and is therefore compliant.

Draught Stopping

The Standard

Any gaps or holes in walls, ceilings, windows, floors and doors that cause unreasonable draughts must be remedied. This includes all unused open fireplaces and chimneys.

The Property

Are there any gaps and holes that allow draughts? Yes

Draught Details

Location of Draught / Description

Bedroom window

Multi Photo



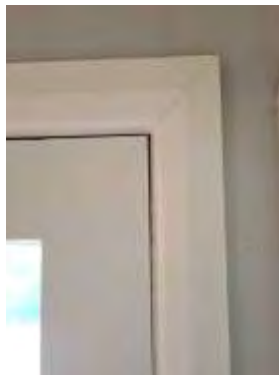
Size of opening

5mm

Location of Draught / Description

Front door

Multi Photo



Size of opening

5mm

Comments

Play in door, not closing tightly

34 Urlich Avenue, Melville, Hamilton

Location of Draught / Description

Multi Photo

Kitchen window



Size of opening

5mm

Result:

Fail

Notes:

There were gaps around the windows in the bedroom and kitchen. The front door did not close securely allowing cold draughts to enter the house. It also had some play in it.

Moisture Ingress and Drainage

The Standard

A rental property must have a drainage system that: – efficiently drains storm water, surface water and ground water to an appropriate outfall, and – includes appropriate gutters, downpipes and drains to remove water from the roof. Rental properties with suspended floors, where the subfloor space is enclosed, must have a ground moisture barrier (unless it is not reasonably practicable to install one.)

Exterior

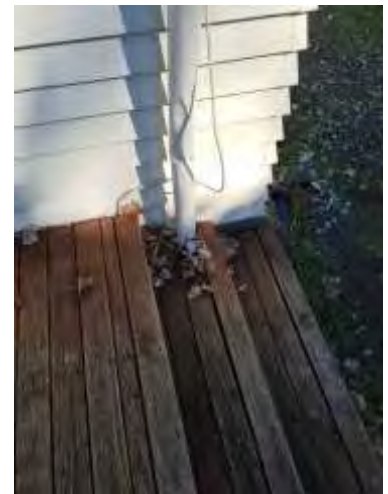
Does the building have a drainage system that efficiently drains storm water, surface water and ground water to an appropriate outfall

No

What is a brief description of the issue / Issues

Growth in spouting and broken spouting

Photos of the issue



34 Ulrich Avenue, Melville, Hamilton



Sub floor

Building foundation type

Suspended

Photo of foundation from exterior



Percent of perimeter enclosed

Over 50%

Photo of underfloor access hatch



34 Ulrich Avenue, Melville, Hamilton

Photos of subfloor



Is there existing ground vapor barrier installed

No

Result:

Fail

Notes:

Drainage: The spouting does not efficiently drain storm water, surface water and ground water to an appropriate outfall as there is growth in the drainage system and some of the spouting is broken. This area is therefore not compliant.

Subfloor: The house is suspended on piles and has an enclosure rate of over 50% but does not have a ground vapor barrier. This area is therefore not compliant.



34 Ulrich Avenue, Melville, Hamilton

Inspector Sign Off

Legal Information

By my signature below, I certify that the information provided above is true, accurate, and complete at the date provided at the top of this form.

Inspector Signature

Inspection End Time

12:21 PM (12 GMT)

Final Comments

Rangehood is working but is very worn, could do with replacing



34 Urlich Avenue, Melville, Hamilton

Floor Plan

34 Urlich Avenue, Hamilton

Total Rental Compliance
hello@totalrentalcompliance.co.nz
0800202520



Statistics

Area: 69 m²
1 Floor
2 Bedrooms
1 Bathroom

Ground Floor



34 Urlich Avenue, Hamilton

Total Rental Compliance
hello@totalrentalcompliance.co.nz
0800202520








1		Patio Door	- Width: 1.49 m - Height: 1.95 m
2		Casement Window	- Width: 1.90 m - Height: 1.26 m
3		Casement Window	- Width: 2.54 m - Height: 1.31 m
4		Casement Window	- Width: 1.26 m - Height: 0.86 m
5		Glass Door	- Width: 0.80 m - Height: 2.04 m
6		Hinged Door	- Width: 0.60 m - Height: 2.04 m
11		Casement Window	- Width: 1.59 m - Height: 1.20 m
12		Hinged Door	- Width: 0.80 m - Height: 2.04 m
14		Casement Window	- Width: 2.36 m - Height: 1.20 m
15		Double Hinged Door	- Width: 1.60 m - Height: 2.04 m
16		Hinged Door	- Width: 0.80 m - Height: 2.04 m
17		Hinged Door	- Width: 0.68 m - Height: 2.04 m

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

34 Urlich Avenue, Hamilton

Total Rental Compliance
hello@totalrentalcompliance.co.nz
0800202520



18		Hinged Door	- Width: 0.59 m - Height: 2.04 m
19		Casement Window	- Width: 1.26 m - Height: 1.20 m
20		Hinged Door	- Width: 0.80 m - Height: 2.04 m
22		Casement Window	- Width: 0.55 m - Height: 1.20 m
23		Hinged Door	- Width: 0.80 m - Height: 2.04 m
24		Hinged Door	- Width: 0.80 m - Height: 2.04 m

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Heating Calculation

Heating Assessment Tool

HEATING ASSESSMENT TOOL

< Results

[Email a link to my result](#)

How to provide this heating requirement

You need **6.2kW** of heating capacity to heat your living room

This is the minimum required heating capacity you need to meet the healthy homes standards, based on the information you supplied. It takes into account your local climate and the design and construction of your home. The tool makes some assumptions to keep things simple.

Your heaters need to provide this heating capacity with an outdoor temperature of **-3°C**

Heat pump installers need to know the outdoor temperature to work to. This is because the heating capacity of a heat pump reduces with colder outdoor temperatures. If you live somewhere cold, you may need a particular model of heat pump to give enough heating capacity.

Final Results

Insulation:

Pass

Description Pass:

Ceiling: The existing Knauf R3.6 ceiling insulation is greater than 120mm with no gaps and therefore compliant.

Underfloor: The underfloor is insulated with Expol R1.4 which is in good condition.

Heating:

Pass

Description of Pass:

Heating: The existing 8.7kw heat source exceeds the 6.2kw required in the Heating Assessment Report and is therefore compliant.

Ventilation:

Pass

Description of Pass:

Kitchen: The kitchen has an externally ducted rangehood and is therefore compliant. It was noted however that the rangehood is very old and would benefit from being replaced.

Bathroom: The bathroom has ventilation which is externally ducted and is therefore compliant.

Draught Stopping:

Fail

Description of Fail:

There were gaps around the windows in the bedroom and kitchen. The front door did not close securely allowing cold draughts to enter the house. It also had some play in it.

Remedy:

Apply foam tape around the windows and front door frame. Remedy the play in the door so that it closes securely.

Moisture Ingress and Drainage:

Fail

Description of Fail:

Drainage: The spouting does not efficiently drain storm water, surface water and ground water to an appropriate outfall as there was growth in the drainage system and some of the spouting was broken. This area is therefore not compliant.

Subfloor: The house is suspended on piles and has an enclosure rate of over 50% but does not have a ground vapor barrier. This area is therefore not compliant.

Remedy:

Clear out the debris from the drainage system so that water is transported away from the house.

Install a ground vapor barrier on the subfloor.

Rent Appraisal



Melville 34 Ulrich Avenue

 2  1  1  1

Ultimate Opportunity On Ulrich

Set back from the road and on its own fee simple title this two bedroom weather board duplex home offers you a great opportunity to purchase in a popular location. Built in the era when quality timber was used this home has lovely timber features. The living opens seamlessly to a large deck where you can relax and enjoy 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 tenancing. 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:

\$420 - \$450

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.

