



Vendor report

109 New Homes, Auckland and Wellington

Week three: 21.02.2025 - 28.02.2025

Vendor Kāinga Ora

Salespersons Gerald Rundle, Jason Seymour and Grant Young

Weeks on market Three

Method of sale Deadline Private Treaty (will not be sold prior) closing 4pm, Thursday 13th March 2025 at Bayleys House, 30 Gaunt Street, Auckland

[bayleys.co.nz/1698758](https://www.bayleys.co.nz/1698758)



ALTOGETHER BETTER

Residential / Commercial / Rural / Property Services

Campaign overview

Friday 28th February 2025

Dear s 9(2)(a)

We are pleased to provide you with our third progress report for the portfolio:

Since our last report we have been undertaking the following:

- Responding to enquiry
- Following up with prospects
- Undertaking inspections
- Clarifying information and responding to questions.

Marketing

Print media advertising for the campaign is now complete with advertising maintained through various web listings.

General Commentary

We are now in the last two weeks of the campaign and the level of new enquiry has tapered off with limited new interest. Our focus is on the parties actively engaged in the portfolio or who are still determining whether to progress to more detailed due diligence. s 9(2)(ba)(i)

Market Conditions

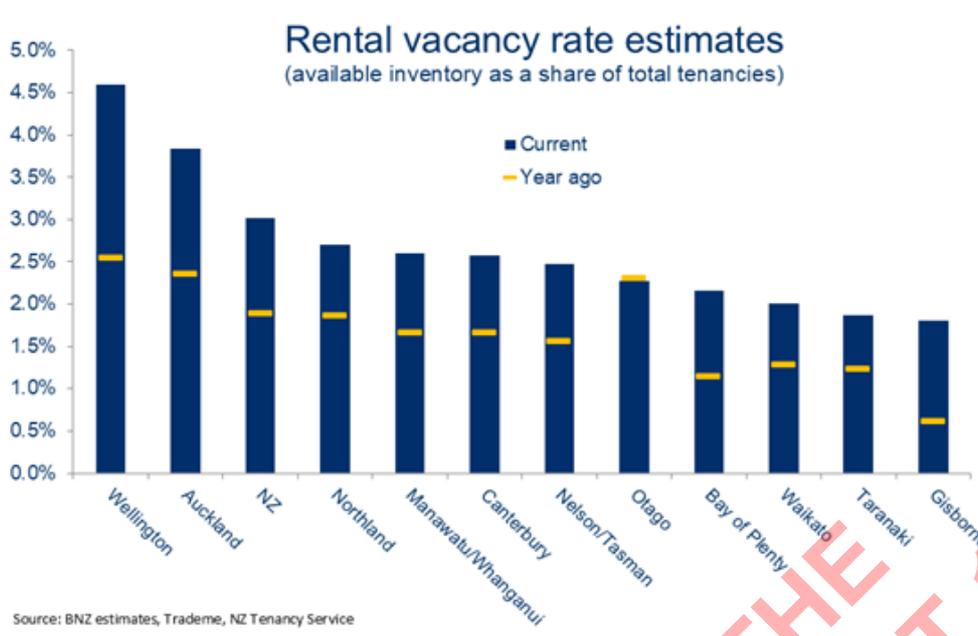
REINZ recently released the January 2025 report which ANZ summed up with the following key points.

- *The nationwide REINZ House Price Index (HPI) rose 0.1% m/m as Auckland prices rose 0.4% m/m while prices in Wellington fell 0.4% m/m to be down 4.5% y/y, keeping the title of the worst performing market in the country. Prices in Canterbury fell 0.8% m/m*
- *Sales fell 1.3% m/m in January, falling to near the bottom of the historical range for this time of year (figure 1). However, providing an offset, sales volumes for December and November were both revised higher with sales for December up 9.6% from what was initially reported. Sales volumes are typically underreported in the initial release. Broadly, the upward trend in sales volumes remains in place.*
- *Median days to sell fell by 1 to 47. Looking through the month-to-month volatility, the three-month moving average has stabilised, though at 47 it is well above the long-run average of 39.*
- *Total housing market inventory rose in January, reflecting a surge in new listings. New listings were the highest recorded for January going back to 2015. However, the lift followed a surprisingly weak December which looks to be related to the timing of the festive holiday period. The elevated level of stock sitting on the market currently is likely to restrain house price growth in the near term.*

BNZ released its latest Eco-Pulse report this week which included commentary on the residential rental market as follows;

Against this backdrop, listings in both the rental and real estate markets continue to float upwards. On our count, available rental listings on Trademe, at roughly 12,400, are running 60% above levels prevailing this time last year.

Yes, the overall rental market is now larger than it was, but this picture of excess supply holds even after adjusting for this. Rental vacancy rates – available listings as a share of total tenancies – have also lifted strongly in all regions (ex-Otago) and particularly so in Wellington and Auckland.



The data from these two reports confirm the sentiment and feedback around the market we reported last week.

The oversupply of unsold housing stock is resulting in bulk and portfolio offers in the market as parties attempt to clear backlogs. However we consider the Crown offer to have greater appeal particularly with all the units being complete with compliance certificates, having never been occupied, and offering scale and diversification in location.

Enquiry

A full list of enquiries including an outline of each parties current status is attached to this report.

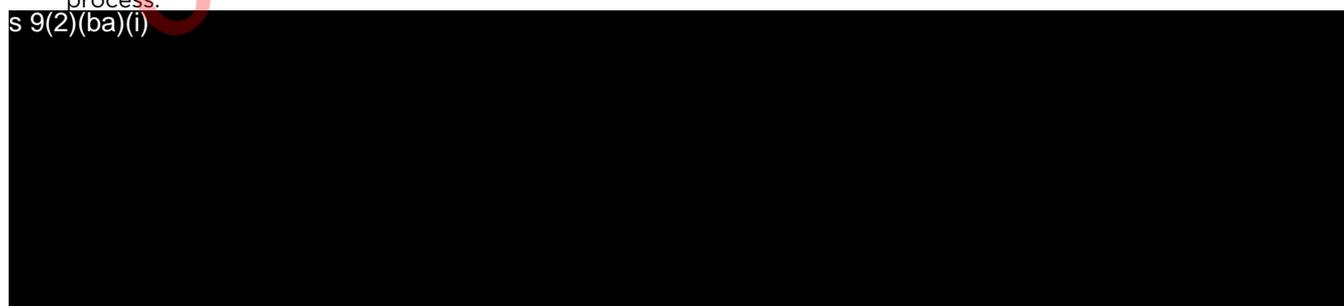
Parties who have indicated at this time that they retain an interest in the property and may submit an offer are listed below (ranked category on the attached enquiry sheet). As a priority, we will keep in contact with these parties to answer any questions and to assist them in completing due diligence and preparing their offers.

s 9(2)(b)(ii)



There are another 42 groups (ranked category B on the attached enquiry register) that have engaged in discussion but are still considering the details of the opportunity and whether to participate in the offer process.

s 9(2)(ba)(i)



s 9(2)(ba)(i)

Should you have any queries with the above, please do not hesitate to contact us.

Kind regards,

Gerald Rundle

+64 27 286 4620
gerald.rundle@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Jason Seymour

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Grant Young

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grant.young@bayleys.co.nz

CAPITAL COMMERCIAL 2013 LTD, BAYLEYS,
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Enquiry/feedback

Rating Name	Company	Comment
s 9(2)(a)	s 9(2)(b)(ii)	

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Enquiry/feedback

Rating Name	Company	Comment
s 9(2)(a)	s 9(2)(b)(ii)	

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Enquiry/feedback

Rating Name	Company	Comment
s 9(2)(a)	s 9(2)(b)(ii)	[REDACTED]

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Enquiry/feedback

Rating Name	Company	Comment
s 9(2)(a)	s 9(2)(b)(ii)	RELEASED UNDER THE OFFICIAL INFORMATION ACT 1982

Enquiry/feedback

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Enquiry/feedback

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Enquiry/feedback

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Enquiry/feedback

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s 9(2)(a)	s 9(2)(b)(ii)	

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Enquiry/feedback

Rating Name	Company	Comment
s 9(2)(a)	s 9(2)(b)(ii)	

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Enquiry/feedback

Rating Name	Company	Comment
s 9(2)(a)	s 9(2)(b)(ii)	[Redacted]

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Enquiry/feedback

Rating Name	Company	Comment
s 9(2)(a)	s 9(2)(b)(ii)	

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Marketing activity

Magazine	Date
Total Property magazine + e-magazine - Bespoke Double Page	07 Feb 2024

Print media	Date
NZ Herald OneRoof Commercial press advertisement (Saturday) 10cm x 11col	08 Feb 2025
The Dominion Post - Commercial press advertisement Saturday 3 x 6	08 Feb 2025
NZ Herald OneRoof Commercial press advertisement (Saturday) 10cm x 11col	15 Feb 2025
The Dominion Post - Commercial press advertisement Saturday 3 x 6	15 Feb 2025
NZ Herald OneRoof Commercial press advertisement (Saturday) 10cm x 6col	22 Feb 2025
The Dominion Post - Commercial press advertisement Saturday 3 x 6	22 Feb 2025
NZ Herald OneRoof Commercial press advertisement (Saturday) 10cm x 6col	01 Mar 2025
The Dominion Post - Commercial press advertisement Saturday 3 x 6	01 Mar 2025

Digital media	Views
Bayleys	390 views
TradeMe	970 views
OneRoof	440 views
Realestate	1,417 views

Advertising examples

Total Property magazine - 07 Feb 2025

Portfolio opportunity - 109 brand new homes

Auckland and Wellington, New Zealand

• 109 brand new homes: 86 in Auckland, 23 in Wellington
• Prime locations: with easy access to transport and amenities
• Flexible purchase options: single portfolio or project-by-project
• Vacant possession: rent out for long-term income or sell-down individually
• Market timing: benefit from an improving market without build risk

A rare opportunity to acquire a portfolio of 109 brand new terraced homes and walk-up apartments located within seven recently completed development projects in Auckland (Mangere, Mangere Bridge, Manurewa, Henderson, Glen Eden) and Wellington (Tawa, Waikeanae).

Located in areas with good rental demand and population growth, the portfolio offers immediate investment diversity across multiple locations within two of New Zealand's largest cities. Completed, brand new properties provide excellent potential for low capital expenditure and strong income and capital growth.

The properties are presented for sale as a portfolio or as individual project parcels ranging from nine homes to 33 homes.

To explore this exciting investment opportunity further, contact us today!

Property Details	
Auckland	86 homes (one, two & three bedrooms), five locations
Wellington	23 homes (two bedrooms), two locations

Tenancy Details	
For sale with vacant possession.	

For Sale by Deadline Private Treaty (will not be sold prior)
 4pm, Thursday 13th March 2025
 Bayleys House, 30 Cairn Street, Auckland, New Zealand

Gerald Rundle
 +64 27 286 4620
 gerald.rundle@bayleys.co.nz
REAL ESTATE LICENSING ACT 2013, LICENSED UNDER THE REAL ESTATE ACT 2013

Jason Seymour
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Grant Young
 +64 21 985 612
 grant.young@bayleys.co.nz
REAL ESTATE LICENSING ACT 2013, LICENSED UNDER THE REAL ESTATE ACT 2013

bayleys.co.nz/1698758

Advertising examples

Capital Markets eDM - 10 Feb 2025

BAYLEYS IN ASSOCIATION WITH **Knight Frank** | **Capital Markets**

Henderson, Auckland | 33 homes | Glen Eden, Auckland | 9 homes | Māngere Bridge, Auckland | 10 homes
Māngere, Auckland | 20 homes | Manurewa, Auckland | 14 homes | Waikehu, Kaitiaki Coast | 12 homes | Tawa, Wellington | 11 homes

Portfolio Opportunity | 109 Brand New Homes
Auckland (86) and Wellington (23)
New Zealand

Bayleys Real Estate is delighted to present a rare opportunity to acquire a portfolio of 109 brand new terraced homes and walk-up apartments located within seven recently completed development projects in Auckland (Henderson, Glen Eden, Māngere, Māngere Bridge, Manurewa) and Wellington (Tawa, Waikanae).

Located in areas with good rental demand and population growth, the portfolio offers immediate investment diversity across multiple locations within two of New Zealand's largest cities. Completed, brand new properties provide excellent potential for low capital expenditure and strong income and capital growth.

Opportunity Highlights

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- Prime locations: with easy access to transport and amenity
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- Vacant possession: rent out for long-term income or sell-down individually
- Market timing: benefit from an improving market without build risk



[Request the Information Memorandum](#) [View the Listing](#)

Deadline Private Treaty (unless sold prior)
Closing 4pm, Thursday 13th March 2025 (NZST)
Bayleys House, 30 Gaunt Street, Auckland Central, Auckland

Contact Sole Agents

430
Sent

55.81%
Open rate

10.93%
Click rate

Advertising examples

Corporate Projects eDM - 13 Feb 2024



Portfolio Opportunity | 109 Band New Homes



Auckland (86) and Wellington (23), New Zealand

Bayleys Real Estate is delighted to present a rare opportunity to acquire a portfolio of 109 brand-new terraced homes and walk-up apartments located within seven recently completed development projects in Auckland (Henderson, Glen Eden, Māngere, Māngere Bridge, Manurewa) and Wellington (Tawa, Waikanae).

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Opportunity Highlights

- 109 brand new homes: 86 in Auckland, 23 in Wellington
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Closing 4pm, Thursday 13th March 2025 (NZST)
 Bayleys House, 30 Gaunt Street, Auckland Central, Auckland

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 BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL, LICENSED UNDER THE REA ACT 2008

Jason Seymour | +64 21 607 999 | jason.seymour@bayleys.co.nz
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179
Sent

24.0%
Open rate

4.1%
Click rate

Advertising examples

NZ Herald OneRoof Commercial press advertisement 10cm x 11col

BAYLEYS

PORTFOLIO OPPORTUNITY

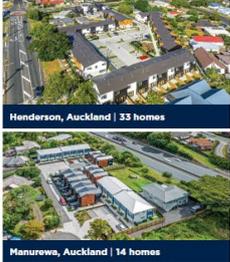
109 BRAND-NEW HOMES

An impressive portfolio of 109 brand-new, 1, 2 and 3 bedroom homes located within seven major developments in key growth areas of Auckland and Wellington. Presented for sale with vacant possession, the 86 Auckland and 23 Wellington properties are available as a portfolio or as individual project parcels, ranging in size from 9 to 33 homes.

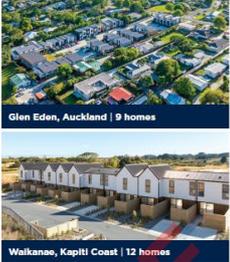
Well positioned for population growth and rental demand, the portfolio offers enormous potential for strong income and capital growth. Invest now for long-term rental income or explore opportunities to sell-down individually.



Māngere, Auckland | 20 homes



Henderson, Auckland | 33 homes



Glen Eden, Auckland | 9 homes



Māngere Bridge, Auckland | 10 homes



Manurewa, Auckland | 14 homes



Waikanae, Kapiti Coast | 12 homes



Tawa, Wellington | 11 homes

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NZ Herald OneRoof Commercial press advertisement 10cm x 6col

PORTFOLIO OPPORTUNITY

 109 brand-new homes

 For sale with vacant possession

 1, 2 and 3 bedroom homes

For Sale by Deadline Private Treaty (will not be sold prior)
Closing 4pm, Thursday 13 March 2025,
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

bayleys.co.nz/1698758

 Seven major developments (part) in key growth areas of Auckland and Wellington

- **Henderson, Auckland** | 33 homes
- **Māngere, Auckland** | 20 homes
- **Manurewa, Auckland** | 14 homes
- **Glen Eden, Auckland** | 9 homes
- **Māngere Bridge, Auckland** | 10 homes
- **Waikanae, Kapiti Coast** | 12 homes
- **Tawa, Wellington** | 11 homes

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BAYLEYS

Henderson



Māngere

Advertising examples

The Dominion Post - Commercial press advertisement 3 x 6



PORTFOLIO OPPORTUNITY 109 BRAND-NEW HOMES

An impressive portfolio of 109 brand-new, 1, 2 and 3 bedroom homes located within seven major developments in key growth areas of Auckland and Wellington. Presented for sale with vacant possession, the 86 Auckland and 23 Wellington properties are available as a portfolio or as individual project parcels, ranging in size from 9 to 33 homes.

Well positioned for population growth and rental demand, the portfolio offers enormous potential for strong income and capital growth.

bayleys.co.nz/1698758

For Sale by Deadline Private Treaty (will not be sold prior)

Grant Young 021 988 613
grant.young@bayleys.co.nz

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Advertising examples

bayleys.co.nz



COMMERCIAL | AUCKLAND | AUCKLAND

#1698758

Auckland Central

109 New Homes, Auckland and Wellington

Watchlist Share



8,279_{sqm}

Activity report 21 Feb - 27 Feb 2025

First listed on Thursday, 23 January 2025

For Sale by Deadline Private Treaty Thursday, 13 March (will not be sold prior)

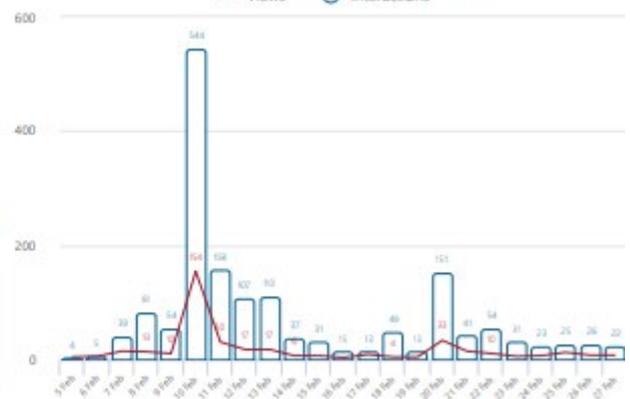
	Last 7 days	Last month	Total views
Views	61	389	390
Interactions	222	1633	1634
Watchlists	0	0	0
Featured	No		



Views last seven days



Views & Interactions last thirty days



Advertising examples

Trademe.co.nz



Listed: Fri, 7 Feb

Portfolio opportunity - 109 brand new homes

109 New Homes, Auckland and Wellington, City Centre, Auckland City, Auckland

To be sold by deadline sale (by 13 Mar)

BAYLEYS

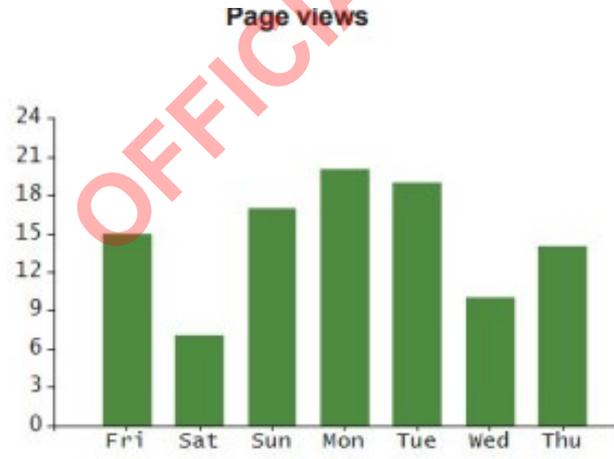


Gerald Rundle

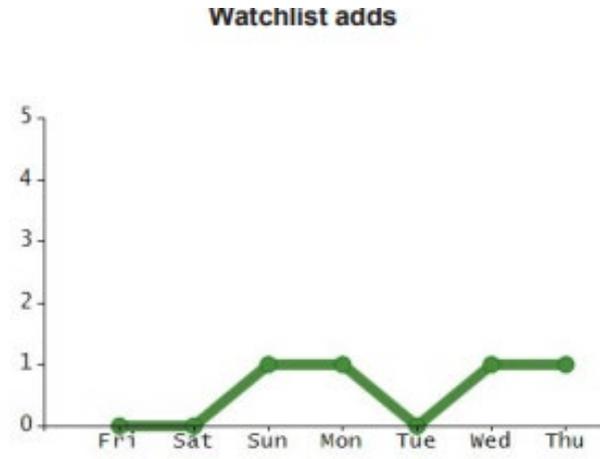
Contact details

Activity report 21 Feb - 27 Feb 2025

Page views



Watchlist adds



Advertising examples

Oneroof.co.nz

realestate.co.nz

Residential New Builds Rural Commercial Business House prices ▾ Agents News

All Commercial Sale Listings > Auckland > Auckland City > Auckland Central > 109 New Homes, Auckland and Wellington, Auckland Central



Portfolio opportunity – 109 brand new homes

109 New Homes, Auckland and Wellington, Auckland Central

Investment Opportunities

Deadline Sale

8279m² Freehold

☆ ↻ ✉ Email



Activity report 21 Feb – 27 Feb 2025

Total views

Total of listing and search views since 7 Feb to 27 Feb 2025



Total views 345 views in the last 7 days***	1417	Total engagements 20 engagements in the last 7 days***	94
Listing views * 33 views in the last 7 days	159	Social shares	1
Search views ** 312 views in the last 7 days	1258	Added to saved properties	3
Total enquiries 2 enquiries in the last 7 days***	4	Open home calendar add	0
Email enquiries 1 enquiries in the last 7 days	3	Media interactions 20 interactions in the last 7 days	90
Click to contact 1 clicks in the last 7 days	1		

* Number of times a listing has been viewed
 ** Number of times a property has appeared on a user's screen
 *** Last 7 days is as per the report generated

Advertising examples

Realestate.co.nz



Find a property

Estimates

News

Tools

Search properties

Sign

Back | Commercial for sale | Auckland | Auckland City | Auckland Central | 109 New Homes, Auckland and Wellington



109 New Homes, Auckland and Wellington, Auckland Central, Auckland City

For Sale by Deadline Private Treaty

8,279m²

Portfolio opportunity – 109 brand new homes

BAYLEYS

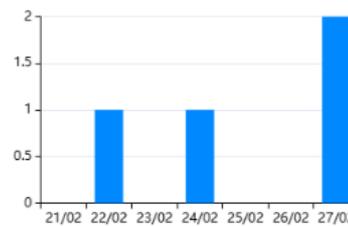


Activity report 21 Feb – 27 Feb 2025

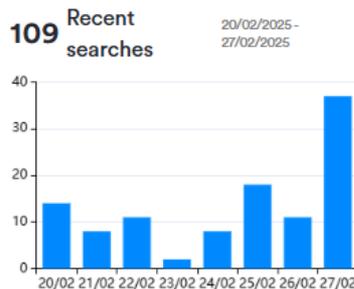
Total visibility
All times the property has appeared in search, carousels on OR and NZH, and Boost impressions between 21/02/2025 - 27/02/2025 **95**



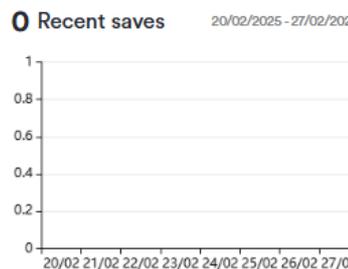
Total views
Listing views for this property between 21/02/2025 - 27/02/2025 **4**



Total searches
Number of searches since first listed **440**



Total saved properties
Number of people who saved this property since first listed **0**



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Bayleys Auckland Central

Bayleys House, 30 Gaunt Street,
Wynyard Quarter
09 309 6020
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