

Property Reports available through Property Guru

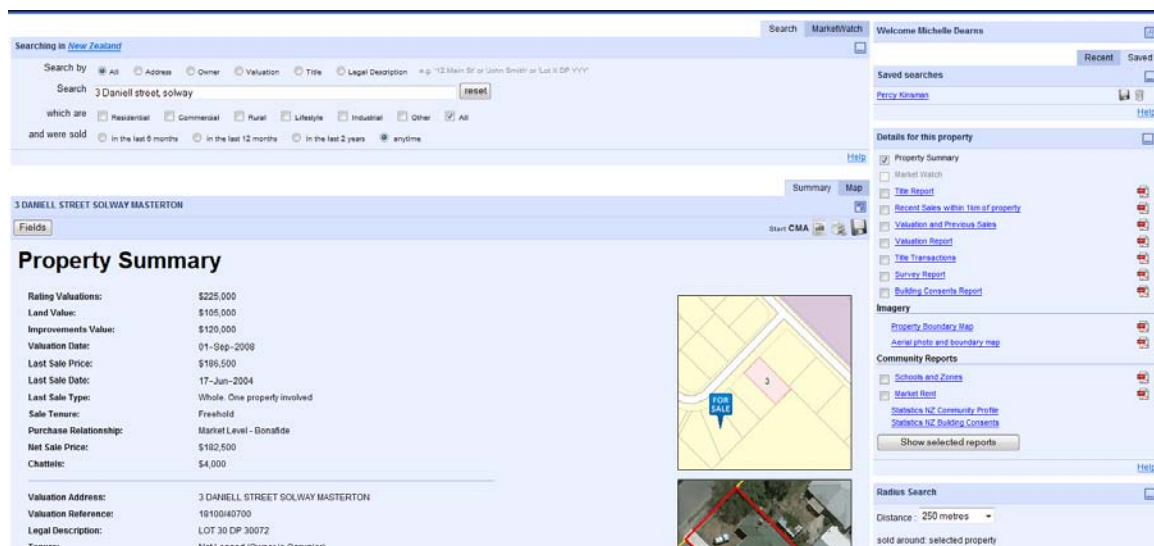
Property Guru provides a range of reports that will give greater insight into individual properties. You are able to obtain comprehensive details regarding title and ownership information, any interests or instruments that are held against the title, current and historic sales and valuation information; and community statistics, amongst others.

Your Property Guru subscription entitles you to unlimited reports for free.

5.1 – Details for this Property

The ‘**Details for this property**’ panel shows available property reports and imagery for an individual property. If a report is not available you will not be able to click on it to open it.

This panel is found to the right of the Property Summary report and contains all available reports and imagery for a given property.



5.2 – Accessing property reports from “Details for this Property”

Reports on Property Guru can be accessed in a variety of ways. Reports can be easily added to the Property Summary report by using the tick boxes to the right hand side of the report (refer to Module 4 for more information).

Accessing reports is as simple as:

- Ticking the box(es) for the report(s) you require – this will add them to the bottom of your Property Summary report once you click ‘**Show Selected Reports**’
- Clicking on the type of report you want to view (underlined in blue) – this will open in a new browser window or tab (depending on your current browser settings). Once you have opened the report you will have the option to save or print the report. If you choose to save the report you can either save the report as

a .PDF document or as an Excel spread sheet which will enable you to merge or manipulate the data at a later date

- Clicking on the PDF button – this opens a PDF version of the report that is ready to print.

5.3 - Reports available under Details for this Property

The table below shows the contents of all the reports available in Property Guru.

Title Report	<p>The Property Title report provides a snapshot of the property title information from a property's Certificate of Title, including the legal owners of the property. Summarises details such as:</p> <ul style="list-style-type: none"> • the land area • the Certificate of Title reference and its date of issue • the legal descriptions that make up the property title • any previous title reference • former owners of the current property
Title Transaction Report	<p>The Property Title Transaction report provides an overview of any interests registered against the property on the Certificate of Title, including any historical transactions. Summarises details such as:</p> <ul style="list-style-type: none"> • Memorials such as Leases, Transfers in Ownership, Mortgages, Caveats and Easements • the reference number of each transaction • a description of what they are
Valuation Report	<p>The Property Valuation report provides the most recent Rateable Value (RV) on any property. It provides detailed information about:</p> <ul style="list-style-type: none"> • a property's valuation assessment reference • location • legal description • value • improvements • land use <p>The Property Valuation report will also give details on:</p> <ul style="list-style-type: none"> • the number of parking spaces • floor and land area • the building age, construction and condition
Recent Sales within 1KM of Property	<p>This report provides a detailed list of up to ten of the most recent registered sales occurring within 1km of the searched property. This report gives a snapshot of the current market, based on the neighbourhood or area of a selected property.</p>

Valuation and Previous Sales Report

This report provides the sales history on a property, including the ratings valuation at the time of sale. It also contains detailed information about a property's:

- Rating Valuation (RV) assessment reference
- Location
- Legal description
- Value
- Improvements and land use

Building Consents Report

The Building Consents report gives a list of building consents registered against a property and held by the local council since 1999. It provides the following information:

- Date consent was issued
- the dollar value of the work to be done
- the type of improvements that have been done, as lodged with the local council

It provides a reference number that correlates with the local council, which allows a user to enquire on whether the work has been completed and whether a Code of Compliance certificate has been issued.

Survey Report

The Survey report provides summary information of the survey carried out to define the property. All properties defined by the survey, underlying titles, and parent plans are identified.

The Survey report provides details on the:

- plan reference
- plan type
- land district
- appellations for the area surveyed
- the date the plan was deposited
- the date it was lodged
- the date it was approved

5.4 Imagery Reports

The '**Property Boundary**' map report and '**Aerial Image and Boundary**' map show the distinct legal boundaries of the land parcel and of surrounding properties. These are great reports to show prospective buyers allowing them to see the property in relation to the wider area and are able to see the legal boundaries of the property as defined by the council.

5.5 - Community Reports

These reports are ideal for any prospective buyers as they provide a valuable insight into the community in which a property is located.

The **‘Statistics New Zealand Community Profile’** report and the **‘Statistics New Zealand Building Consents’** report are links which, when clicked on, will open the Statistics New Zealand website and display the report and any related information.

The **‘Schools and Zones’** report shows both the zoned schools in the surrounding area, plus the schools that are specifically zoned for the property. This report also includes the address and contact details for each school listed, and shows primary, secondary and tertiary institutions.

The **‘Market Rent’** report is an ideal report for those looking for an investment property. This report shows average and comparable rent prices for properties in the surrounding area over both the last quarter and the last 12 months.

Latest Quarter					
01 January 2010 to 31 March 2010					
Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
House	3	12	\$218	\$195 - \$232	\$210

Last 12 months					
01 April 2009 to 31 March 2010					
Type	Bedrooms	Bonds Received	Average Rent	Rent Range	Median
Flat	2	9	\$175	\$163 - \$182	\$180
House	2	15	\$197	\$180 - \$207	\$195
House	3	47	\$217	\$200 - \$230	\$210
House	4	6	\$209	\$180 - \$240	\$197

5.6 – Links through to council websites

All properties have a link through to the relevant regional and district council websites. By simply clicking on the link and you will be directed from Property Guru straight to the specific council website.

