



LOCAL
BY JEN BHATI



12 Bethune Street Featherston

JEN BHATI

LOCAL REAL ESTATE SPECIALIST

📞 022 516 9053

✉ jen.bhati@localhq.co.nz

The documents provided in this information pack are review copies only, many provided by third parties and may not be current or complete. The records and reports are subject to update at any time. The information contained is therefore only being provided for basic introductory purposes and should not be relied upon by purchasers. Purchasers are encouraged to obtain their own copies of any records and seek independent legal and professional advice.



COOL, CALM & CONNECTED

Tucked into a quiet Featherston street, 12 Bethune is the kind of home that feels instantly welcoming. With three bedrooms, a family-friendly open plan layout, and spaces that encourage both gathering and retreat, it's easy to imagine life unfolding here.

The heart of the home is the open plan kitchen, dining and lounge – practical in design, it flows seamlessly through French doors onto the sunny front deck. It's the perfect spot for dinners in the summer, or simply sitting back while the whānau enjoy the lawn out front.

Out the back, the courtyard and private yard provide another angle on outdoor living, and the established fruit trees – plums, feijoas and even a grapevine – add a seasonal touch to the garden. The garage joins onto a generous separate room, ideal as extra storage, a rumpus space, or even a potting area if gardening is your jam.

And when you need to head out, you're only a short stroll to the township, kindergarten and school – a location that keeps life simple and connected.

Currently Healthy Homes compliant, this property also features a fireplace and DVS system to help keep it warm and dry – making it as practical as it is charming. You've got the option to move straight in, rent out, or add your own touches over time.

12 Bethune Street: the little pocket of Featherston where practicality meets personality.

Land Area: 681m²
Floor Area: 110m²
Rates: \$5550
CV: \$580000

View Online:

<https://localhq.co.nz/property/12-bethune-street-featherston/>

Open Homes:

Contact Jen for viewing times

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Vendor Transparency Document

****See latest update on next page** 17/02/2026**

Address: 12 Bethune Street Featherston

IMPORTANT NOTE: This form is completed by or on behalf of the vendor to set out information about the property known by the vendor, or to the best of the vendors knowledge. It is provided to purchasers as initial background information only. The statements are not to be relied on by the purchaser or any third party. Nothing in this form constitutes a warranty, guarantee, or obligation of the vendor.

The vendor agrees that if after signing this form, they become aware of any additional information as described in this form or that may be of any interest to the purchaser, they will notify the Licensee immediately to arrange an update to the form which will be provided to the Purchaser. The vendor also agrees that anything additional discovered by the Licensee may be noted at any time to be disclosed to any potential purchasers.

Additional details or forms verifying information may also be included as an appendix if there is not enough space.

Is the Vendor aware of any weather tightness, structural or geotechnical issues (including any past damage)?

☐ Yes ☒ No

Is the Vendor aware of any other damage or defect to the property including cladding, internal walls, roof, guttering, piling or any other hidden or underlying defects etc?

☐ Yes ☒ No

Is the Vendor aware of any hazards including weatherside cladding, asbestos, duct quest plumbing, scrim or any other similar item that in the vendors discretion, considers may be relevant to a purchaser?

☐ Yes ☒ No

Is the Vendor aware of any chattel, fixture or fitting that does not work or is damaged?

☐ Yes ☒ No

Is the Vendor aware of any issues regarding the neighbourhood including road changes, planned developments, phone towers or received any notice or demand from any local or government authority or other statutory body, from any tenant of the property or any other party? Has the vendor given any consent for neighbouring builds, developments or renovations or any other matter?

- Kiwirail are planning to close the rail crossing on Brandon Street. This may result in more traffic from the residents, but should result in less through traffic from others.

☒ Yes ☒ No

Is the Vendor aware of any criminal activity, drug use or creation, deaths (other than as a result of natural cause) or other activity or event that in the vendors discretion & opinion, considers may be relevant to a purchaser?

- Meth Testing was completed and a report issued 25/11/2025 has detected Methamphetamine above 1.5 ug/100cm2. Detailed report below. Vendor working to remedy.

☒ Yes ☒ No

Is the Vendor aware of any outstanding payments on the property including any building work, insulation, chattels, or items that have been agreed to be added to the rates?

☐ Yes ☒ No

Is the Vendor aware of any work done at the property by any person at any time that was not correctly permitted, consented, signed off or completed in accordance with the applicable laws or Council requirements?

☐ Yes ☒ No

Is the Vendor aware of any matters concerning the boundaries, fencing or title that at the vendors discretion, may cause a prospective purchaser concern? (Eg fencing issues, unclear boundaries or disputes, title complications or requisitions etc)

☐ Yes ☒ No



Vendor Transparency Document

Additional Information Provided by the Vendor:

Has the Vendor completed a Healthy Homes Assessment if tenanted?

☒ Yes☐ No

Does the property have a Healthy Homes Certificate?

☒ Yes☐ No☐ NA

Are there any retaining walls on the property?

☐ Yes☒ No

Has a Code of Compliance Certificate been issued

☐ Yes☐ No☒ NA

Is this a legal Home and Income?

☐ Yes☒ No

Has a Code of Compliance Certificate been issued?

☐ Yes☐ No☒ NA

Is there a wood burner or other fire appliance?

☒ Yes☐ No

Has a Code of Compliance Certificate been issued?

☒ Yes☐ No☐ NA

Is the property insulated?

☐ No☒ Under Floor☐ Walls☒ Roof

For all of the above where applicable has the relevant documentation been:

1) Provided by vendor☒ Yes☐ No☐ NA

2) Sited by the agent☐ Yes☐ No☐ NA

Healthy Homes Certificate - 2021

Council files.

Describe any renovation work done (even if no consents or certificates were required)?

Is any other information provided by the Vendor or the Licensee (eg Title, District Plan, LIM Disclosures)

- The drain at front of property is not well maintained by council and floods the berm in large downpours. Preventative maintenance can reduce the effects.

Emma-Jayne Tadamasa

Vendor: Sign: _____

Print Name: **Emma-Jayne Tadamasa**

Date: **04-09-2025**

Hideki Tadamasa

Vendor: Sign: _____

Print Name: **Hideki Tadamasa**

Date: **07-09-2025**

Vendor: Sign: _____

Print Name: _____

Date: _____

IMPORTANT NOTE FOR PURCHASERS: Any Consents and Compliance Certificates or Reports that have been made available to the Licensee will be included in the information pack. It is strongly recommended the Purchaser and/or their lawyer review these documents (which may or may not have been made available to the Licensee). The vendor may not have disclosed all information about the property or may have no knowledge of issues that are important or relevant to the purchaser and the Licensee may not have specialist knowledge or expertise to comment on aspects of the property. As such, this document is not represented as including everything that a purchaser 'should' be aware of. The purchaser must not rely on this information as complete or accurate and must make their own enquiries and seek professional advice in all respects to fully satisfy themselves as to the condition/suitability of the property and any other matters relevant to the purchaser prior to entering into any contract for sale and purchase.


UPDATE 17/02/2026 - A decontamination clean has been completed on the property. Copy of the cleaning certificate, report plus Pre and post cleaning test results are all in this document for your information.
Updated by Jen Bhati

Page 2 of 2 | Updated March 2025 | empowered by The Network Licensed REAA (2008)

Document Ref: JNJSF-Z2SBM-X33Z9-L35YM

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DECONTAMINATION CONTRACTOR CLEARANCE CERTIFICATE

Issued by:	 EXTREME CLEANING SOLUTIONS
Issued to:	The Homeowner
ECS Job ID #:	ECS 4179
Site Address:	12 Bethune Street, Featherston, Wellington
Decontamination completion date:	23 January 2026
Accredited sampler:	Liam Coombes - Resultz Group NZ Ltd
Final sampling date:	03 February 2026

This Certificate confirms that  **EXTREME CLEANING SOLUTIONS** has successfully completed the decontamination of the property situated at:

Site address: 12 Bethune Street, Featherston, Wellington

In accordance with NZS 8510:2017 *Testing and decontamination of methamphetamine-contaminated properties* as per the scope of the work outlined in:

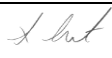

ECS Job ID #: ECS 4179

Please find attached copies of the reports supplied by **ALS FOOD & ENVIRONMENTAL NZ** along with the testing company confirming that the final samples taken from the property by:

Accredited sampler: Liam Coombes - Resultz Group NZ Ltd

are now recording levels of methamphetamine below the limits specified in NZS 8510:2017 *Testing and decontamination of methamphetamine-contaminated properties*. Please also find attached information on the scope of work, information on encapsulated areas (if applicable), any other compliance certificates relevant to work carried out, and photographs of sampling and remediation locations.

This Clearance Certificate is only valid for samples taken by the aforementioned accredited sampler as at the final sampling date and applies only to those areas decontaminated by ECS. ECS will not accept any liability for errors or inaccurate results provided by the Laboratory or accredited sampler.

Signed on behalf of:	  Extreme Cleaning Solutions
Name:	Shaun Norton
Date:	13 February 2026
Company position:	Operations Manager

DECONTAMINATION CONTRACTOR CLEARANCE REPORT

Location and description of property:

A three-bedroom, single-level residential property with an internal-access garage containing a mezzanine-level enclosed room, and an attached sleepout with access via the garage as well as separate external access.

Areas of the property decontaminated:

ECS was contracted to decontaminate the following areas: open plan kitchen / dining room / lounge, hallway, bedrooms 1, 2, and 3, bathroom, laundry, and garage.

Note: The onsite team has removed and disposed of fourteen (14) lightbulbs and two (2) smoke alarms from the property.

Post decontamination photos attached below.

Variations from the original Scope of Works:

The original Scope of Works can be confirmed as an accurate record of the decontamination work undertaken in the property.

Post decontamination effects:

The paint coating on the following area/surfaces has been affected by the decontamination process.

- Window frame in kitchen, lounge, bedrooms 1, 2, & 3.
- Door in bedroom 3.

See photos included below.

Contractor Team Leader:

Rohit Kumar – Team Leader
Shaun Norton – Operations Manager

Areas of encapsulation:

N/A

Waste Management Procedures:

All contaminated cleaning materials have been double bagged and, along with the larger contaminated items identified for disposal in the Scope of Works, placed in our lined waste bin for disposal to a certified contaminated waste site.

Statement:

ECS hereby confirms the methamphetamine levels in this property are below 1.5µg/100cm² and meets the requirements of the NZS8510:2017 Standard.

(Note: Pre & Post decon photos are taken as part of our in-house process. These photos are available if requested.)

Post decontamination photos below:

Kitchen



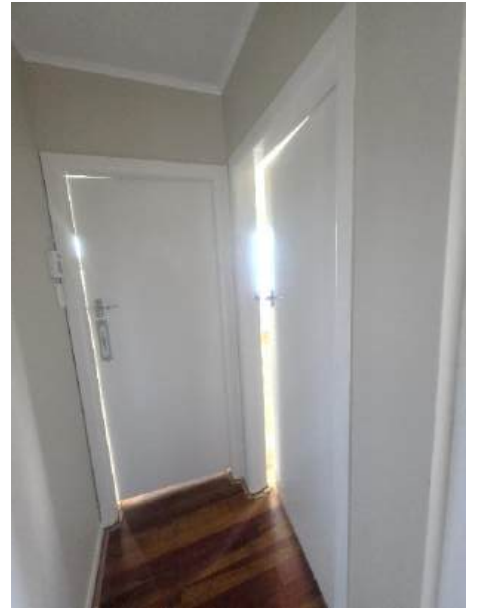
Dining



Lounge



Hallway



Bedroom 1



Bedroom 2



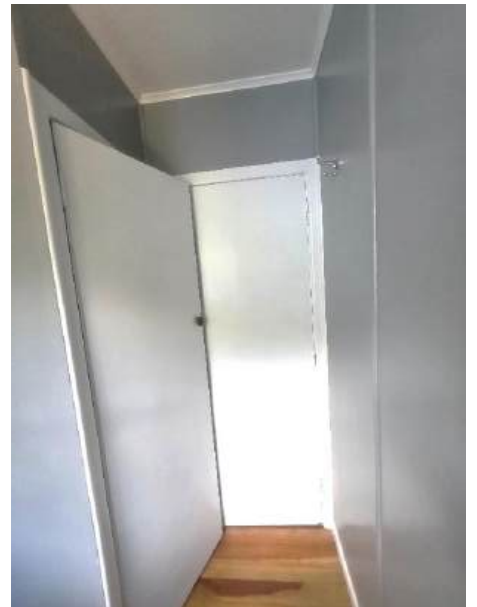
Bedroom 3



Bathroom



Laundry



Garage



Mezzanine Room



Scope of Work for
Methamphetamine Decontamination

Job Reference #: ECS 4179

Date: 14 January 2026

Address of property to be decontaminated:

12 Bethune Street
Featherston
Wellington

Client:

Emma-Jayne Tadamasa

Contact Details:

Name: Emma-Jayne Tadamasa
Email: emmatadamasa@hotmail.com
Phone:

Testing Company:

Name: Resultz Group NZ
Test type: In-Depth Screening Assessment

Insurance Reference:

Company:
Ref #:

Work Order #:

Scope of Work

1. Description and Location

A three-bedroom, single-level residential property with an internal-access garage containing a mezzanine-level enclosed room, and an attached sleepout with access via the garage as well as separate external access.

An In-Depth Screening Assessment by Resultz Group NZ conducted on 21 November 2025 has identified the following areas with levels of methamphetamine contamination above the NZ Standard 8510:2017 threshold of 1.5µg/100cm² and requiring decontamination:

Quote 1:

Room/ Area	Sample Location	Result (µg/100cm ²)
Kitchen	Inside range hood	30.00
Dining Room	Painted timber window joinery	21.40
Lounge	Front of heat pump	17.60
Bedroom 1	Painted timber hollow-core door	1.52
Bedroom 2	Painted timber hollow-core door	2.18
Bedroom 3	Painted timber exterior door	23.50
Bathroom	Painted timber window frame and surround	10.10
Laundry	Painted timber window frame and surround	9.70
Garage	Painted timber exterior door	1.54

Notes:

1. Screening Assessment Disclaimer

The test report provided to us, and on which we have relied on to provide this quotation and scope of works is based on a Screening Assessment, not a Detailed Assessment in accordance with the NZ Standard 8510:2017.

We have prepared these documents on the understanding that the Homeowner is fully aware that any areas of the premises currently identified as under 1.5µg/100cm² or not tested may subsequently be identified as being above 1.5µg when a detailed assessment is carried out post-decontamination. **Any newly identified areas would be considered a new job.**

Please note that ECS will only issue a Clearance Certificate for the rooms included in the decontamination process if no Detailed Assessment in accordance with the NZ Standard 8510:2017 is conducted post decontamination.

2. Rooms Not Included

The [hallway \(1.35µg\)](#) is not included in this scope of work and Quote 1 as the contamination level is below the NZ Standard 8510:2017 threshold of 1.5µg/100cm².

However, in accordance with the Standard, the carpet in the hallway will be HEPA vacuumed and steam cleaned.

3. Quote 2

As the contamination level in the [hallway \(1.35 µg\)](#) is marginally below the NZ Standard 8510:2017 threshold of 1.5µg/100cm², only a Screening Assessment was conducted, and all other rooms require decontamination, ECS strongly recommends including the hallway in the decontamination process.

An optional additional quote (**Quote 2**) has been provided should the Homeowner wish to follow this recommendation. This would further reduce the existing contamination level and minimise the risk of undetected hotspots exceeding 1.5µg.

4. **Rooms / Areas Not Included**

The sleepout and garden shed have not been tested. **They will therefore not be covered by the Clearance Certificate.**

5. **Varnished Surfaces**

There are some varnished surfaces in the property. These are likely to be affected by the decontamination process and could require redecoration post decontamination.

6. **Sample Site Selection**

No samples were taken from varnished timber surfaces. These surfaces typically return higher contamination levels due to their tendency to absorb and retain methamphetamine residue. As a result, there is a possibility that contamination levels in rooms containing varnished surfaces may be higher than indicated by the test results.

7. **Timber Flooring**

Specialist covers will be placed over the timber flooring to protect the wood during the decontamination process.

While every effort will be made to provide adequate protection to the timber flooring, if applicable, ECS shall not be held responsible or liable for any damage to this floor that may occur during or as a result of the decontamination procedure.

8. **Ventilation System Outlets**

A ventilation system installed in the property. One outlet is located in the lounge, with the remaining outlets assumed to be located in the three bedrooms. This Scope of Work has been prepared based on this assumption.

Please inform ECS at your earliest convenience if this is incorrect, as the Scope of Work and the Quotation will need to be updated.

9. **Staging Furniture**

ECS has been informed that the property is for sale. The furniture and decorations visible in online photos are assumed to have been placed there for staging purposes.

Please note that the property must be cleared of furniture and non-fixed chattels before decontamination can begin.

It is also recommended that the Homeowner notifies the staging company of the contamination issue so that appropriate precautions, such as laundering linen etc., can be taken.

10. **Encapsulation**

Please advise ECS at your earliest convenience if any internal painting has been carried out since the last tenants vacated the property. Methamphetamine may have been encapsulated beneath new paint layers, and if samples were taken on freshly painted surfaces, the test results may not accurately reflect underlying contamination. In such cases, an update to the Scope of Work and Quotation would be required.

11. **Working at Heights**

Due to the height of the garage ceiling, a platform scissor lift may be required to allow ECS technicians to safely reach high surfaces, including walls and the ceiling, during the decontamination process. The hire of the lift would incur an additional cost and would be arranged in consultation with the Homeowner.

All work will be carried out in accordance with *Working at Heights* safety protocols.

2. Methodology: Preparation and 4-Stage Decontamination Process

Preparation:

1. ECS will seal all electrical fittings/switches before commencing the decontamination process to protect from moisture during the decontamination process.

4-Stage Decontamination Process:

1. Full HEPA filter vacuum of all surfaces including ceilings, walls, flooring, windows, doors, cupboards, wardrobes, in-built cabinetry.

2. Minimum of two pre-cleans of all surface areas (depending on the condition & cleanliness of the surfaces being treated) using a heavy-duty degreaser for surface methamphetamine and biofilm/dirt removal using a pressurised spraying technique. Wash off degreaser and leave surfaces to dry.
3. Minimum of two or more applications of Crystal Clean chemical (depending on the contamination levels of the surfaces being treated) using pressurised spraying technique allowing suitable contact time (60 minutes minimum) for maximum penetration. Wash off Crystal Clean and leave surfaces to dry.
4. Wash down all surfaces using a light degreaser with deodoriser for a final wash to remove as much residue from surfaces as possible. Leave surfaces to dry.
5. Plumbing traps will be flushed in accordance with NZS8510:2017.
6. Maximum ventilation for a minimum of 48-72 hours post decontamination is required to assist with drying and airing.
7. Dehumidifiers/air blowers may be used to aid with drying surfaces during the decontamination process especially in damp/ cool weather.

3. Decontamination Tasks

Detailed specifications of rooms/areas to be decontaminated are as follows:

Ceiling cavity: (Limited Use)

The ceiling cavity has not been tested but it is highly recommended that it is. It should be tested to confirm if contamination is present at a level above the NZ Standard threshold for low-use areas of 3.8µg/100cm². If the ceiling cavity is tested as part of the post decon retesting plan and found to be contaminated above 3.8µg, **there will be an additional cost to decontaminate.**

If not tested, the ceiling cavity will not be covered by the Clearance Certificate.

Fog main ventilation system unit with decontamination product.

Kitchen: 30.00µg

Preparation:

- *Protect timber flooring with specialist covers during the decontamination process.*
- *Decontaminate range hood unit. Electrostatically fog ducting with decontamination product.*
- *Remove and dispose of roller blinds.*
- HEPA vacuum all surfaces.
- Cleaning of all surfaces including cabinetry using 4-stage decontamination process.
- Hand-detail decontaminate all kitchen appliances.
- Glass/metal lamp shades will be hand-detail decontaminated. Plastic/fabric shades will be disposed of along with light bulbs, except for enclosed light units.
- HEPA vacuum and clean timber flooring at the end of the decontamination process.

Dining: 21.40µg

Preparation:

- *Remove and dispose of carpet & underlay.*
- *Remove and dispose of curtains.*
- HEPA vacuum all surfaces.
- Cleaning of all surfaces including cupboards using 4-stage decontamination process.
- Glass/metal lamp shades will be hand-detail decontaminated. Plastic/fabric shades will be disposed of along with light bulbs, except for enclosed light units.

Lounge: 17.60µg

Preparation:

- *Remove and dispose of carpet & underlay.*
- *Remove and dispose of curtains.*
- *Decontaminate ventilation system cover plate, remove and dispose of filters and ducting, and electrostatically fog cavity with decontamination product.*
- *Decontaminate internal heat pump unit and remove filters. The filters will need to be replaced as part of the reinstatement process.*
- *Hand-detail decontaminate fireplace and surround.*
- HEPA vacuum all surfaces.
- Cleaning of all surfaces including all cupboards using 4-stage decontamination process.
- Glass/metal lamp shades will be hand-detail decontaminated. Plastic/fabric shades will be disposed of along with light bulbs, except for enclosed light units.

Hallway: 1.35µg *(included in Quote 1)*

- HEPA vacuum and steam clean carpet.

Bedroom 1: 1.52µg

Preparation:

- *Remove and dispose of carpet & underlay.*
- *Remove and dispose of curtains.*
- *Hand-detail decontaminate wall heater.*
- *Decontaminate ventilation system cover plate, remove and dispose of filters and ducting, and electrostatically fog cavity with decontamination product.*
- HEPA vacuum all surfaces.
- Cleaning of all surfaces including wardrobes using 4-stage decontamination process.
- Glass/metal lamp shades will be hand-detail decontaminated. Plastic/fabric shades will be disposed of along with light bulbs, except for enclosed light units.

Bedroom 2: 2.18µg

Preparation:

- *Remove and dispose of carpet & underlay.*
- *Remove and dispose of curtains.*
- *Decontaminate ventilation system cover plate, remove and dispose of filters and ducting, and electrostatically fog cavity with decontamination product.*
- HEPA vacuum all surfaces.
- Cleaning of all surfaces including wardrobes using 4-stage decontamination process.
- Glass/metal lamp shades will be hand-detail decontaminated. Plastic/fabric shades will be disposed of along with light bulbs, except for enclosed light units.

Bedroom 3: 23.50µg

Preparation:

- *Remove and dispose of carpet & underlay.*
- *Remove and dispose of curtains.*
- *Hand-detail decontaminate wall heater.*
- *Decontaminate ventilation system cover plate, remove and dispose of filters and ducting, and electrostatically fog cavity with decontamination product.*
- HEPA vacuum all surfaces.
- Cleaning of all surfaces including wardrobes using 4-stage decontamination process.
- Glass/metal lamp shades will be hand-detail decontaminated. Plastic/fabric shades will be disposed of along with light bulbs, except for enclosed light units.

Bathroom: 10.10µg

Preparation:

- *Decontaminate extraction unit and cover plate. Electrostatically fog ducting with decontamination product.*
- HEPA vacuum all surfaces.
- Cleaning of all surfaces including cabinetry and fittings using 4-stage decontamination process.

- Glass/metal lamp shades will be hand-detail decontaminated. Plastic/fabric shades will be disposed of along with light bulbs, except for enclosed light units.

Laundry: 9.70µg

- HEPA vacuum all surfaces.
- Cleaning of all surfaces including laundry tub, cabinetry, cupboards, and shelving using 4-stage decontamination process.
- Glass/metal lamp shades will be hand-detail decontaminated. Plastic/fabric shades will be disposed of along with light bulbs, except for enclosed light units.

Garage Including Mezzanine Room: 1.54µg

Preparation:

- *Remove and dispose of carpet and underlay in mezzanine room.*
- *Remove and dispose of curtains in mezzanine room.*
- HEPA vacuum all surfaces.
- Cleaning of all surfaces including cabinetry, cupboards, and shelving using 4-stage decontamination process.
- Glass/metal lamp shades will be hand-detail decontaminated. Plastic/fabric shades will be disposed of along with light bulbs, except for enclosed light units.

Hallway: 1.35µg (if Quote 2 elected)

Preparation:

- *Remove and dispose of carpet & underlay.*
- *If applicable, decontaminate ventilation system cover plate, remove and dispose of filters and ducting, then fog cavity with decontamination product.*
- HEPA vacuum all surfaces.
- Cleaning of all surfaces including cupboards using 4-stage decontamination process.
- Glass/metal lamp shades will be hand-detail decontaminated. Plastic/fabric shades will be disposed of along with light bulbs, except for enclosed light units.

4. Disposal of Contaminated Material

All contaminated items and waste identified in this Scope of Work, will be double bagged and/or wrapped in 200-micron plastic, placed in our lined waste bin for transportation and disposal to a certified contaminated waste site.

5. Water & Waste Water System, Outdoor Drains, Disposal of Contaminated Waste Water

Property is serviced with regional/onsite water supply and sewage. There is no evidence that the drains have been contaminated.

Collected liquid waste will be disposed of as per NZS 8510:2017 section 4-3-7.3.

If applicable, NZS 8510:2017 states that septic tanks should be emptied following decontamination, this should be completed after clearance is issued by your normal provider and is not included in this quote.

Confidentiality Statement - This Scope of Work and associated Quotation is a private and confidential document prepared by Extreme Cleaning Solutions Ltd for the Homeowner / Agent / Insurance Company. It must not be shared, reproduced, or published, either in part or in full, without the prior written consent of the parties named above.

Request Details

Request ID: MTL001807
 Job Reference: 43832
 Prepared for: Emma and Hideki Tadamasa
 Private
 Address: 12 Bethune Street, Featherston
 Wellington
 Report Issued: 10/02/2026
 Inspected On: 3/02/2026 10:30:00 am



NIOSH 9111 Individual Analysis Results

This method of sampling is to determine room by room screening levels to assess if detailed assessment is required and involves a Resultz Group Certified Technician using NIOSH 9111 compliant test kits to sample individual areas of 100cm². A methanol dampened gauze swab is used to take samples from surfaces in the property and sent to be tested at Analytica Laboratories for the presence of Methamphetamine. Samples are extracted with 0.1M sulfuric acid followed by dilution. Analysis by LC-MS/MS (NIOSH 9111 modified), per laboratory testing requirements of NZS 8510:2017. Analysis is conducted by an IANZ accredited laboratory. Analytica Laboratories is an IANZ accredited laboratory operating to NZS ISO/IEC 17025 standard.

		ug/100cm ²
Kitchen	Methamphetamine	<0.02
	Amphhtetamine	<0.02
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Negative		

		ug/100cm ²
Dining Room	Methamphetamine	0.17
	Amphhtetamine	0.02
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Negative		

		ug/100cm ²
Lounge	Methamphetamine	0.06
	Amphhtetamine	<0.02
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Negative		

		ug/100cm ²
Bedroom One	Methamphetamine	<0.02
	Amphhtetamine	<0.02
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Negative		

		ug/100cm ²
Bedroom Two	Methamphetamine	0.09
	Amphhtetamine	<0.02
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Negative		

		ug/100cm ²
Bedroom Three	Methamphetamine	0.08
	Amphhtetamine	<0.02
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Negative		

		ug/100cm ²
Bathroom	Methamphetamine	0.09
	Amphhtetamine	<0.02
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Negative		

		ug/100cm ²
Laundry	Methamphetamine	0.33
	Amphhtetamine	<0.02
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Negative		

		ug/100cm ²
Garage	Methamphetamine	<0.02
	Amphhtetamine	<0.02
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Negative		

Recommended Course of Action

Methamphetamine has been detected throughout the property. The highest level detected is in laundry at 0.33 µg /100cm2. This is below the prescribed 1.5 µg /100cm2 as outlined in NZS 8510:2017. Based on the result, in accordance with NZS 8510:2017, no further action is required.


THIS REPORT MUST NOT BE REPRODUCED EXCEPT IN FULL.

Technician: Liam Coombes
 Trained and assessed in the application of the NIOSH 9111 method for sampling.

Resultz Group NZ Ltd
 6277 SH1, Horotiu, Waikato 3288
 0800 WE DETECT
 admin@resultz.co.nz



Authorised By:



Kyly Coombes
 Trained and assessed in the application of the NIOSH 9111 method for sampling.

The IANZ approved signatory above has authorised this report the sampling technician identified has acted under their supervision

Our systems and processes ensure we remain impartial and independent and confirm the person testing this property has no interest or association that would impact on their ability to provide impartial and independent results and recommendations

Property Description

Housing Type	Stand alone
Cladding	Weatherboard
Bedrooms	3 + Sleepout
Garaging and External Structure	Attached garage
Total Samples	10
High use/Low use areas	x 12 high use, x 5 limited use
Heating and Ventilation	Kitchen - Extractor Fan, Lounge - Heatpump, Bathroom - Extractor Fan
Surface Types Sampled	Steel, Plastic, Painted wood
Visible Signs of Drug Use	None
Areas not Sampled	Limited use areas including cupboards and wardrobes were assessed and considered by the technician at the time of inspection. Based on this inspection, with no evidence of use or manufacture, these areas were not sampled.
Renovations/Cleaning	Decontamination has taken place.
Extra Information	None

Sampling conducted in accordance with NZS 8510:2017



Kitchen



Kitchen



Dining



Dining

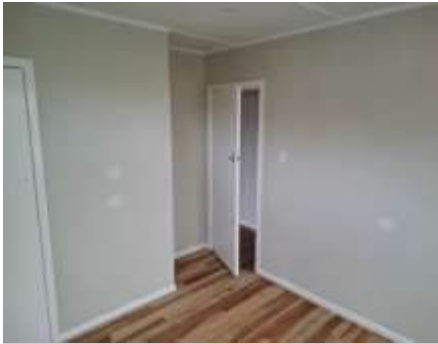


Lounge



Lounge

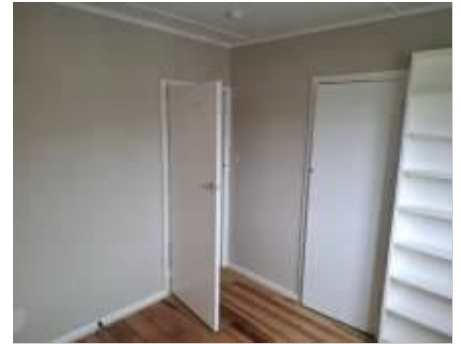
In-Depth Screening Report



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



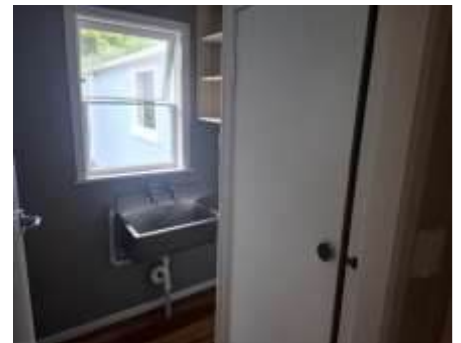
Bedroom Three



Bathroom



Bathroom



Laundry

In-Depth Screening Report



Laundry



Garage



Garage

Disclaimer:

Methamphetamine Testing by Resultz Group NZ Ltd

The sampling and analysis undertaken by Resultz Group NZ in conjunction with an accredited laboratory gives a quantitative result of the area sampled only and there may be a variance to other locations within the same area. All sampling is carried out by fully trained technicians. Resultz Group NZ Ltd states that the results are for the area sampled only, not to eliminate the possibility that Methamphetamine may be present in other areas of the same room.

Resultz Group NZ Ltd is accredited in sample planning and collection in accordance with the requirements of NZS 8510:2017. All testing is carried out by a third party accredited laboratory.



CERTIFICATE OF ANALYSIS

Resultz Group NZ Ltd
11 Innovation Way, Horotiu
Waikato
Attention: Liam Coombes
Phone: 027 223 4380
Email: reports@resultz.co.nz

Lab Reference: 26-02270
Submitted by:
Date Received: 4/02/2026
Testing Initiated: 4/02/2026
Date Completed: 5/02/2026
Order Number:
Reference: 43832

Sampling Site: 12 Bethune Street, Featherston, Wellington

Report Comments
Samples were collected by yourselves (or your agent) and analysed as received at ALS NZ (or at the subcontracted laboratories, when applicable). Samples were in acceptable condition unless otherwise noted on this report. Specific testing dates are available on request.

Results Summary
Methamphetamine and Related Compounds

Discrete Samples

Laboratory ID	Sample ID	Methamphetamine	Amphetamine	Ephedrine	Pseudoephedrine
Units Reporting Limit		µg/sample 0.02	µg/sample 0.02	µg/sample 0.02	µg/sample 0.02
26-02270-1	Kitchen; Liam Coombes	<0.02	<0.02	<0.02	<0.02
26-02270-2	Dining; Liam Coombes	0.17	0.02	<0.02	<0.02
26-02270-3	Lounge; Liam Coombes	0.06	<0.02	<0.02	<0.02
26-02270-4	Bedroom One; Liam Coombes	<0.02	<0.02	<0.02	<0.02
26-02270-5	Bedroom Two; Liam Coombes	0.09	<0.02	<0.02	<0.02
26-02270-6	Bedroom Three; Liam Coombes	0.08	<0.02	<0.02	<0.02
26-02270-7	Bathroom; Liam Coombes	0.09	<0.02	<0.02	<0.02
26-02270-8	Laundry; Liam Coombes	0.33	<0.02	<0.02	<0.02
26-02270-9	Garage; Liam Coombes	<0.02	<0.02	<0.02	<0.02
26-02270-10	Blank; Liam Coombes	<0.02	<0.02	<0.02	<0.02



Method Summary and Results Interpretation

This report should be read in conjunction with the report supplied by the sampler or sampling company, which offers interpretation of results based on standards or guidelines they consider relevant to the sampling location and reason for testing. The laboratory does not provide interpretation of results; the accompanying report from the sampling company contextualises sample collection and guides appropriate interpretation.

Discrete Samples

Samples are extracted with 0.1M sulfuric acid followed by dilution. Analysis by LC-MS/MS (NIOSH 9111 modified), per laboratory testing requirements of NZS 8510:2017.

Submitted samples comprise a single surface wipe. The results are reported as µg/sample and represent the residue from the area sampled.

Results can be compared with relevant guidelines as long as the sample has been collected from a 100 cm² area following the NIOSH 9111 method.

Gelien Zhai

Gelien Zhai, B.Sc.
Senior Technician

Request Details

Request ID: MTL001797
 Job Reference: 42669
 Prepared for: Emma and Hideki Tadamasa
 Private
 Address: 12 Bethune Street, Featherston
 Wellington
 Report Issued: 7/01/2026
 Inspected On: 21/11/2025 11:45:00 am



NIOSH 9111 Individual Analysis Results

This method of sampling is to determine room by room screening levels to assess if detailed assessment is required and involves a Resultz Group Certified Technician using NIOSH 9111 compliant test kits to sample individual areas of 100cm². A methanol dampened gauze swab is used to take samples from surfaces in the property and sent to be tested at Analytica Laboratories for the presence of Methamphetamine. Samples are extracted with 0.1M sulfuric acid followed by dilution. Analysis by LC-MS/MS (NIOSH 9111 modified), per laboratory testing requirements of NZS 8510:2017. Analysis is conducted by an IANZ accredited laboratory. Analytica Laboratories is an IANZ accredited laboratory operating to NZS ISO/IEC 17025 standard.

		ug/100cm ²
Kitchen	Methamphetamine	30.00
	Amphhtetamine	0.63
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Positive		

		ug/100cm ²
Lounge	Methamphetamine	17.60
	Amphhtetamine	0.25
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Positive		

		ug/100cm ²
Dining Room	Methamphetamine	21.40
	Amphhtetamine	0.24
	Ephedrine	0.03
	Pseudoephedrine	0.03
Positive		

		ug/100cm ²
Bedroom One	Methamphetamine	1.52
	Amphhtetamine	<0.02
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Positive		

		ug/100cm ²
Bedroom Two	Methamphetamine	2.18
	Amphhtetamine	0.03
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Positive		

		ug/100cm ²
Bedroom Three	Methamphetamine	23.50
	Amphhtetamine	0.38
	Ephedrine	0.04
	Pseudoephedrine	0.03
Positive		

		ug/100cm ²
Bathroom	Methamphetamine	10.10
	Amphhtetamine	0.14
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Positive		

		ug/100cm ²
Laundry	Methamphetamine	9.70
	Amphhtetamine	0.15
	Ephedrine	0.02
	Pseudoephedrine	0.02
Positive		

		ug/100cm ²
Hallway	Methamphetamine	1.35
	Amphetamine	<0.02
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Negative		

		ug/100cm ²
Garage	Methamphetamine	1.54
	Amphetamine	0.04
	Ephedrine	<0.02
	Pseudoephedrine	<0.02
Positive		

Recommended Course of Action

Methamphetamine has been detected throughout the property at levels above 1.5 µg/100cm², with the exception of the hallway. In accordance with NZS 8510:2017, corrective action is recommended in any area returning levels above 1.5 µg/100cm². Further inspection, sampling and analysis is recommended in the property in accordance with NZS 8510:2017 to determine a full scope of remediation. It is recommended that any persons entering the site be made aware of the contamination and that precautions are taken to ensure their safety.

THIS REPORT MUST NOT BE REPRODUCED EXCEPT IN FULL.

Technician: Pranay Aggarwal

Trained and assessed in the application of the NIOSH 9111 method for sampling.

Resultz Group NZ Ltd
 6277 SH1, Horotiu, Waikato 3288
 0800 WE DETECT
 admin@resultz.co.nz



Authorised By:

Liam Coombes
Trained and assessed in the application of the NIOSH 9111 method for sampling.

The IANZ approved signatory above has authorised this report the sampling technician identified has acted under their supervision

Our systems and processes ensure we remain impartial and independent and confirm the person testing this property has no interest or association that would impact on their ability to provide impartial and independent results and recommendations

Property Description

Housing Type	Stand alone
Cladding	Weatherboard
Bedrooms	3 + Sleepout
Garaging and External Structure	Attached garage
Total Samples	10
High use/Low use areas	x 12 high use, x 5 limited use
Heating and Ventilation	Kitchen - Extractor Fan, Lounge - Heatpump, Bathroom - Extractor Fan
Surface Types Sampled	Steel, Plastic, Painted wood
Visible Signs of Drug Use	None
Areas not Sampled	Limited use areas including cupboards and wardrobes were assessed and considered by the technician at the time of inspection. Based on this inspection, with no evidence of use or manufacture, these areas were not sampled.
Renovations/Cleaning	None
Extra Information	None

Sampling conducted in accordance with NZS 8510:2017



Kitchen



Kitchen



Lounge



Lounge



Dining room



Dining room

In-Depth Screening Report



Bedroom One



Bedroom One



Bedroom Two



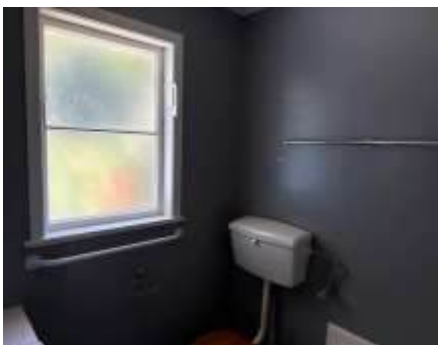
Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Bathroom



Laundry

In-Depth Screening Report



Laundry



Hallway



Hallway



Garage



Garage

Disclaimer:

Methamphetamine Testing by Resultz Group NZ Ltd

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Resultz Group NZ Ltd is accredited in sample planning and collection in accordance with the requirements of NZS 8510:2017. All testing is carried out by a third party accredited laboratory.



CERTIFICATE OF ANALYSIS

Resultz Group NZ Ltd
11 Innovation Way, Horotiu
Waikato
Attention: Liam Coombes
Phone: 027 223 4380
Email: reports@resultz.co.nz

Lab Reference: 25-30149
Submitted by:
Date Received: 24/11/2025
Testing Initiated: 24/11/2025
Date Completed: 18/12/2025
Order Number:
Reference: #42669

Sampling Site: 12 Bethune Street, Featherston

Report Comments
Samples were collected by yourselves (or your agent) and analysed as received at ALS NZ (or at the subcontracted laboratories, when applicable). Samples were in acceptable condition unless otherwise noted on this report.
Specific testing dates are available on request.
AMENDED REPORT. This report replaces in full a previous version 25-30149-[R00] sent on 25/11/2025; at your request, additional testing has been undertaken and the new results are provided below.

Results Summary
Methamphetamine and Related Compounds

Lab Composite of Discrete Samples

Laboratory ID	Sample ID	Samples in Composite	Methamphetamine	Amphetamine	Ephedrine	Pseudoephedrine
Units Reporting Limit		- -	µg/sample 0.02	µg/sample 0.02	µg/sample 0.02	µg/sample 0.02
25-30149-1	Kitchen; Pranay Aggarwal					
25-30149-2	Lounge; Pranay Aggarwal					
25-30149-3	Dining; Pranay Aggarwal					
25-30149-4	Laundry; Pranay Aggarwal					
25-30149-5	Garage; Pranay Aggarwal					
25-30149-6	Bathroom; Pranay Aggarwal					
25-30149-7	Bedroom 1; Pranay Aggarwal					
25-30149-8	Bedroom 2; Pranay Aggarwal					
25-30149-9	Bedroom 3; Pranay Aggarwal					
25-30149-10	Hallway; Pranay Aggarwal					
25-30149-11	10 Sample Composite (#1-10)	10	11.4	0.18	<0.02	<0.02

Theoretical Maximum Levels

Laboratory ID	Sample ID	Samples in Composite	Theoretical Max Methamphetamine	Theoretical Max Amphetamine	Theoretical Max Ephedrine	Theoretical Max Pseudoephedrine
Units		-	µg/sample	µg/sample	µg/sample	µg/sample
25-30149-11	10 Sample Composite (#1-10)	10	114	1.83	<0.2	<0.2

Discrete Samples

Laboratory ID	Sample ID	Methamphetamine	Amphetamine	Ephedrine	Pseudoephedrine
Units Reporting Limit		µg/sample 0.02	µg/sample 0.02	µg/sample 0.02	µg/sample 0.02
25-30149-1	Kitchen; Pranay Aggarwal	30.0	0.63	<0.02	<0.02
25-30149-2	Lounge; Pranay Aggarwal	17.6	0.25	<0.02	<0.02
25-30149-3	Dining; Pranay Aggarwal	21.4	0.24	0.03	0.03
25-30149-4	Laundry; Pranay Aggarwal	9.70	0.15	0.02	0.02
25-30149-5	Garage; Pranay Aggarwal	1.54	0.04	<0.02	<0.02
25-30149-6	Bathroom; Pranay Aggarwal	10.1	0.14	<0.02	<0.02
25-30149-7	Bedroom 1; Pranay Aggarwal	1.52	<0.02	<0.02	<0.02
25-30149-8	Bedroom 2; Pranay Aggarwal	2.18	0.03	<0.02	<0.02
25-30149-9	Bedroom 3; Pranay Aggarwal	23.5	0.38	0.04	0.03
25-30149-10	Hallway; Pranay Aggarwal	1.35	<0.02	<0.02	<0.02

Method Summary and Results Interpretation

This report should be read in conjunction with the report supplied by the sampler or sampling company, which offers interpretation of results based on standards or guidelines they consider relevant to the sampling location and reason for testing. The laboratory does not provide interpretation of results; the accompanying report from the sampling company contextualises sample collection and guides appropriate interpretation.

Lab Composites

Samples are extracted with 0.1M sulfuric acid followed by dilution. Analysis by LC-MS/MS (NIOSH 9111 modified), per laboratory testing requirements of NZS 8510:2017.

Submitted samples comprise a single surface wipe. Compositing of samples is performed by the laboratory (maximum of 10 samples per composite), per NZS 8510:2017. The results are reported as µg/sample and represent the average of all residues from the samples making up the Laboratory Composite.

Calculated "Theoretical Maximum Levels" are supplied for comparisons with relevant guidelines as long as the samples were collected from 100 cm² areas following the NIOSH 9111 method.

Discrete Samples

Samples are extracted with 0.1M sulfuric acid followed by dilution. Analysis by LC-MS/MS (NIOSH 9111 modified), per laboratory testing requirements of NZS 8510:2017.

Submitted samples comprise a single surface wipe. The results are reported as µg/sample and represent the residue from the area sampled.

Results can be compared with relevant guidelines as long as the sample has been collected from a 100 cm² area following the NIOSH 9111 method.

Gelian Zhai

Gelian Zhai, B.Sc.
Senior Technician

Understanding Your Title

The information below are some common 'interests' that may be listed on a property title with simple explanations about the restrictions or rights that could affect the property. Some interests, district plan information, LIM information or other information that has come to the Agents attention may be further detailed on the documents supplied. Some documents may not have been made available to the agent such as the LIM report which means the agent may not have been able to verify some information about the property.

These explanations are not intended to be legal advice or to be relied on by a prospective purchaser. Reading and interpreting the documents is a specialist area. It is the purchaser's sole responsibility to ensure they fully understand the title and related documents from their own investigations and independent professional advice, and the purchaser must not rely solely on the information provided by the Agent or Vendor prior to entering into an agreement to purchase the property. It is strongly recommended that the purchaser seeks advice and explanation about the Title, LIM, District Plan and other relevant documents from their own lawyer or registered conveyancer.

Easements

An easement is the granting or benefit of rights in land that do not include possession. Usually easements allow one party to cross another party's land for a particular purpose, such as rights of way, rights to convey water, gas, electricity or telecommunications, or rights to drain stormwater or sewage. The location of such easements will usually be shown on the plan of the property attached to the certificate of title. "Subject to" means the property gives the benefit to another property. "Appurtenant hereto" means the property has the benefit of the easement.

Easements are not always for the benefit of neighbouring land. An easement in gross has no beneficiary. It is usually in the form of a grant to a territorial authority, or a utility company such as Spark or Vector. The territorial authority or utility company will have the right to access the land for maintenance work.

It must be noted that some easements, such as old drainage easements, may not be recorded on the certificate of title, but will usually appear on district plan maps. There are also a number of "universal" easements, such as those protecting against the undermining of a neighbour's property through excavation. These are common law easements, and not normally registered on the title. May affect use of the property so it is highly recommended to investigate further and seek legal advice.

The easements created by Easement Instrument.... are subject to Section 243 (a) Resource Management Act 1991

The reference s243(a) of the Resource Management Act 1991 simply means that the easement created under easement instrumentcannot be surrendered by the owner of the title without prior consent of the council.

Resource Management Act 241(2)

Refers to details in the RMA section 241(2) likely in relation to the subdivision of the property.

Consent Notice pursuant to Section 221 Resource Management Act 1991

A consent notice registered against the Title gives notice of the conditions of the subdivision consent under which the land was subdivided which bind the owners going forward. This may affect your use of the property so it is highly recommended to seek further legal advice and view any relevant documentation.

Lease of Flat 1 & 2

Relate to the cross lease of the property. This may affect your use of the property so it is highly recommended to view memorandum of lease for further details and to seek further legal advice.

Fencing Covenant

Fencing covenants are used by subdividers and developers to enable them to avoid their contribution to a fence between their property and adjoining land, as provided for in the Fencing Act 1978.. Fencing covenants are recorded on the certificate of title, but expire at the time of sale of the adjoining land by the first purchaser, or at the end of 12 years. However, the covenant is not automatically removed from the certificate of title. Please note that fencing covenants registered on titles that adjoin Crown lands – for example, reserves – may run with the land. Do not confuse a Fencing Covenant with a Fencing Agreement (below).

Fencing Agreement

Is an agreement between adjoining neighbours to do or not do something that would otherwise be permitted. (It contains rules about fencing etc that must be adhered to by various parties.). May affect use of the property so it is highly recommended to view the relevant document and seek further legal advice if there is a Fencing Agreement registered on the title.

Land Covenant

Contains various rules/regulations in relation to the property as private agreements between parties or imposed by the council. This may affect your use of the property so it is highly recommended to view relevant documentation for specific details and it is recommended to seek further legal advice and a full explanation from your solicitor.

Building Line Restriction

A building line restriction may limit where you can build on the property. Recommended to investigate further based on your requirements for the property and to confirm there are no obvious encroachments from existing dwellings. Note that some building line restrictions may not be included on the title but are included on the District Plan. It may affect your intended use of the property so it is highly recommended to view relevant documentation and to seek further legal/technical advice for the full details.



Marginal Strip

A Marginal Strip is Crown land adjacent to foreshore, lake, rivers or streams greater than 3 metres wide that is sold or otherwise disposed of, the strip of land no less than 20 metres wide is deemed reserved. This means that the owner of the ex-Crown property located adjacent to the waterway does not own the first 20 metres of that property. This may affect your use of the property so it is highly recommended to seek further investigation/technical advice for full details.

Limited as to Parcels

This means that the property has never been properly surveyed and as such the dimensions of the site it refers to are not guaranteed. This is usually not found in the interests but at the top of the title document. If this is on the title it is highly recommended to seek further legal and specialist advice.

Additional Interests/Subject to various acts

Additional interests may not be common interests on a title and the salesperson may not be familiar with the implications of these interests. It is highly recommended to seek further legal/technical advice.

Identifying & Managing Property Risks

Buying a property is a significant investment, and it's essential to be aware of potential risks before making a decision. This guide helps buyers identify key issues in a property and understand the necessary due diligence steps to avoid costly surprises.

It's important to note that real estate agents and vendors are not specialists in identifying structural, environmental, or legal issues. While they may provide general advice, it is important to seek professional advice from building inspectors, surveyors, and legal experts and other specialist reports.

Recognising Property 'Warning Signs'

If a property exhibits any of the following warning signs, further investigation is necessary before proceeding with a purchase.

Structural and Material Concerns:

- Monolithic or Weatherside cladding – These materials may pose water-tightness issues.
- Cracks, chips, or bubbling of cladding – Could indicate structural or moisture problems.
- Flat roof or narrow/no eaves – May require more maintenance and have lower weather resistance.
- Recessed or sloping windows sealed by silicone – Check for leaks or improper sealing.
- Concealed guttering and downpipes – Hidden drainage systems can lead to undetected damage.
- Complex architectural designs – More intricate designs may require specialized inspections.

Interior and Plumbing Issues:

- Signs of dampness – Look for mold, water stains, or musty odors as potential moisture indicators.
- Scrim wall linings – These older materials can be a fire hazard.
- Asbestos materials – Professional assessment may be required for safety.
- Dux Quest plumbing – This type of plumbing has known failure risks and may need replacement.

Structural Risks and Compliance Issues:

- Decks over 1m in height – Ensure they meet stability and council compliance standards.
- Retaining walls over 1.5m – Structural integrity should be carefully assessed and CCC requirements.
- Subsidence concerns – Investigate land stability and foundation strength.
- Obscure boundary lines – Verify property boundaries to avoid legal disputes.

Legal and Unpermitted Work:

- No flashings on windows or doors – This can lead to leaks and weatherproofing failures.
- Signs of unauthorized work – Ensure all renovations or extensions have council approvals.
- Built in the early 1990s to early 2000s – Some properties from this era may have known building issues such as untreated timber.
- Possible criminal activity (drug use/manufacturing) – Look for signs such as chemical odors, covered vents, or unusual wiring.





Scan to access

- S&P Agreement Guide
- Agency Agreement Guide
- Code of Conduct
- In-house Complaints prodecure





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **WN908/85**
Land Registration District **Wellington**
Date Issued 03 August 1960

Prior References
WN343/163

Estate Fee Simple
Area 681 square metres more or less
Legal Description Lot 7 Deposited Plan 21365

Registered Owners
Emma-Jayne Tadamasa and Hideki Tadamasa

Interests
10308067.3 Mortgage to (now) Kiwibank Limited - 20.1.2016 at 11:43 am

Search Copy Dated 08/09/25 10:23 am, Page 2 of 2
Register Only

Comparative Rental Market Analysis



12 BETHUNE STREET, FEATHERSTON, 5710

Prepared for To Whom it May Concern on 26th November 2025

Melanie Hoten
The Rent House Ltd

0800 900 111
melanie@renthouse.nz

Summary

12 BETHUNE STREET, FEATHERSTON, 5710



Appraisal price range

\$525.00 - \$540.00 per week

Notes from your agent

Charming 1961 weatherboard home on 681sqm section with established gardens. Classic blue exterior, covered veranda, lattice work, and white picket fence.

Features include:

Open-plan living/dining with tiled fireplace, heat pump, and polished timber floors. Kitchen features sage cabinetry, terracotta benchtops, and gas cooktop.

Three double bedrooms with built-in wardrobes.

Family bathroom with separate shower and bath.

Front deck and private rear courtyard for outdoor entertaining.

Oversized garage with internal access, mezzanine storage, plus separate family room, office, and patio.

Healthy Homes compliant. This property would benefit from further modernisation and cosmetic improvements to maximise tenant appeal and rental yield.

Comparable Rentals

1 36 DANIELL STREET, FEATHERSTON, 5710



3	1	1	564m ²	105m ²	
Age	1905	DOM	9 days	Capital Value	\$440,000
Listing Date	17-Nov-25	Distance	0.24km	CV Date	01-Sep-23
Listing Price	\$550/week				

Notes from your agent

This warm and welcoming early-1900s character home offers three generous bedrooms, office nook, and spacious rumpus room – perfect for families. The fully fenced section and central location near kindergarten, schools, shops, and transport make everyday living easy.

We rented this property from our existing tenant pool before even went to market. Rented on November 20 at \$550 per week

2 79 WOODWARD STREET EAST, FEATHERSTON, 5710



3	1	1	607m ²	110m ²	
Age	1972	DOM	-	Capital Value	\$460,000
Listing Date	-	Distance	0.93km	CV Date	01-Sep-23
Listing Price	-				

Notes from your agent

This is a three bedroom, one bathroom home with a slightly smaller floor area. Double garage. Semi-modern interior with added benefit of a butler's pantry.

We received multiple applications for this property and successfully rented it October 2025 for \$530 per week.

3 9 WILLIAM BENTON STREET, FEATHERSTON, 5710



3	1	1	1,018m ²	120m ²	
Age	1974	DOM	3 days	Capital Value	\$465,000
Listing Date	14-Oct-25	Distance	0.36km	CV Date	01-Sep-23
Listing Price	\$500/week				

Notes from your agent

Three bedroom home with one bathroom, separate toilet and one garage, 90sqm floor area. Dated condition.

We received multiple applications for this property and successfully rented it on November 5 at \$500 per week.

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Rentals

4 26 BETHUNE STREET, FEATHERSTON, 5710



3	1	4	1,408m ²	333m ²		
Age	1955	DOM	7 days	Capital Value	\$950,000	
Listings Date	19-Jul-25	Distance	0.18km	CV Date	01-Sep-23	
Listings Price	\$525/week					

Notes from your agent

Three bedroom home with new carpet and paint. Secure garage and storage room. Appears to share site with another property and the above floor area is not accurate.

Rented in July 2025 for \$525 per week.

5 45B BRANDON STREET, FEATHERSTON, 5710



3	1	1	835m ²	90m ²		
Age	1968	DOM	24 days	Capital Value	\$455,000	
Listings Date	25-Sep-25	Distance	0.11km	CV Date	01-Sep-23	
Listings Price	\$500/week					

Notes from your agent

This is a three bedroom, one bathroom 90sqm home with a single garage. Interior appears to be very dated.

This property was recently rented in November 2025 for \$500 per week, after being on the market since September 2025

6 33 REVANS STREET, FEATHERSTON, 5710



3	2	1	725m ²	120m ²		
Age	1948	DOM	13 days	Capital Value	\$630,000	
Listings Date	07-Jul-25	Distance	0.19km	CV Date	01-Sep-23	
Listings Price	\$550/week					

Notes from your agent

Slightly larger 120sqm floor area, this home has three bedrooms, two bathrooms, garage, workshop & storage sheds. Modernised throughout.

Rented for \$550 per week in July 2025.

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Rentals

7 6 BIRDWOOD STREET, FEATHERSTON, 5710

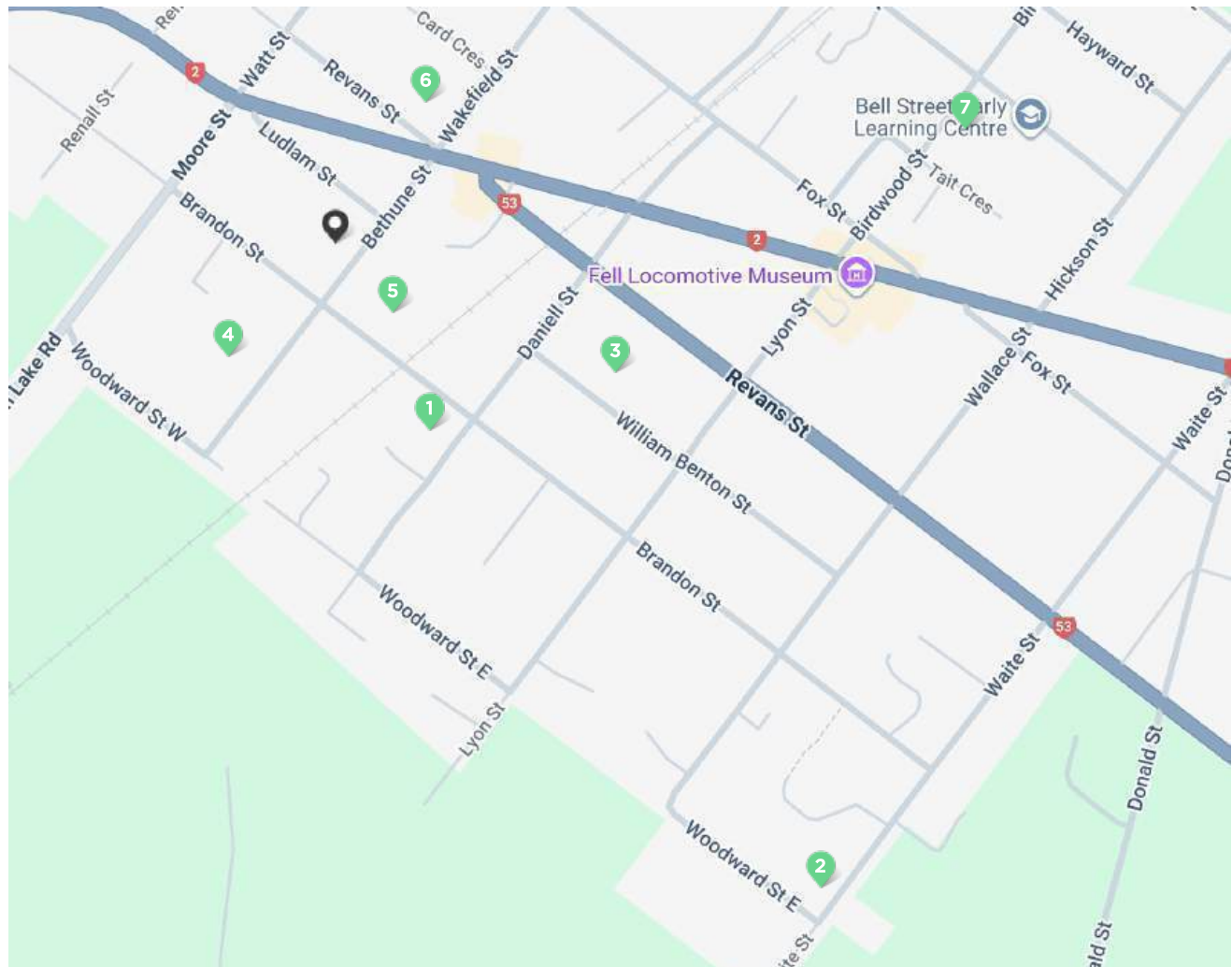


3	1	2	796m ²	120m ²
Age	1940	DOM	26 days	Capital Value \$495,000
Listing Date	31-Oct-25	Distance	0.74km	CV Date 01-Sep-23
Listing Price	\$500/week			

Notes from your agent
 Older but fully renovated three bedroom, one bathroom home with a comparable 120sqm floor area.
 Listed since Oct 31, 2025 at \$530 per week

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comps Map: Rentals



1	36 DANIELL STREET, FEATHERSTON, 5710	3	1	1	\$550
2	79 WOODWARD STREET EAST, FEATHERSTON, 5710	3	1	1	Not Disclosed
3	9 WILLIAM BENTON STREET, FEATHERSTON, 5710	3	1	1	\$500
4	26 BETHUNE STREET, FEATHERSTON, 5710	3	1	4	\$525
5	45B BRANDON STREET, FEATHERSTON, 5710	3	1	1	\$500
6	33 REVANS STREET, FEATHERSTON, 5710	3	2	1	\$550
7	6 BIRDWOOD STREET, FEATHERSTON, 5710	3	1	2	\$500

* This data point was edited by the author of this CMA and has not been verified by Cotality

Recent Market Trends

Median Asking Rent - 12 months



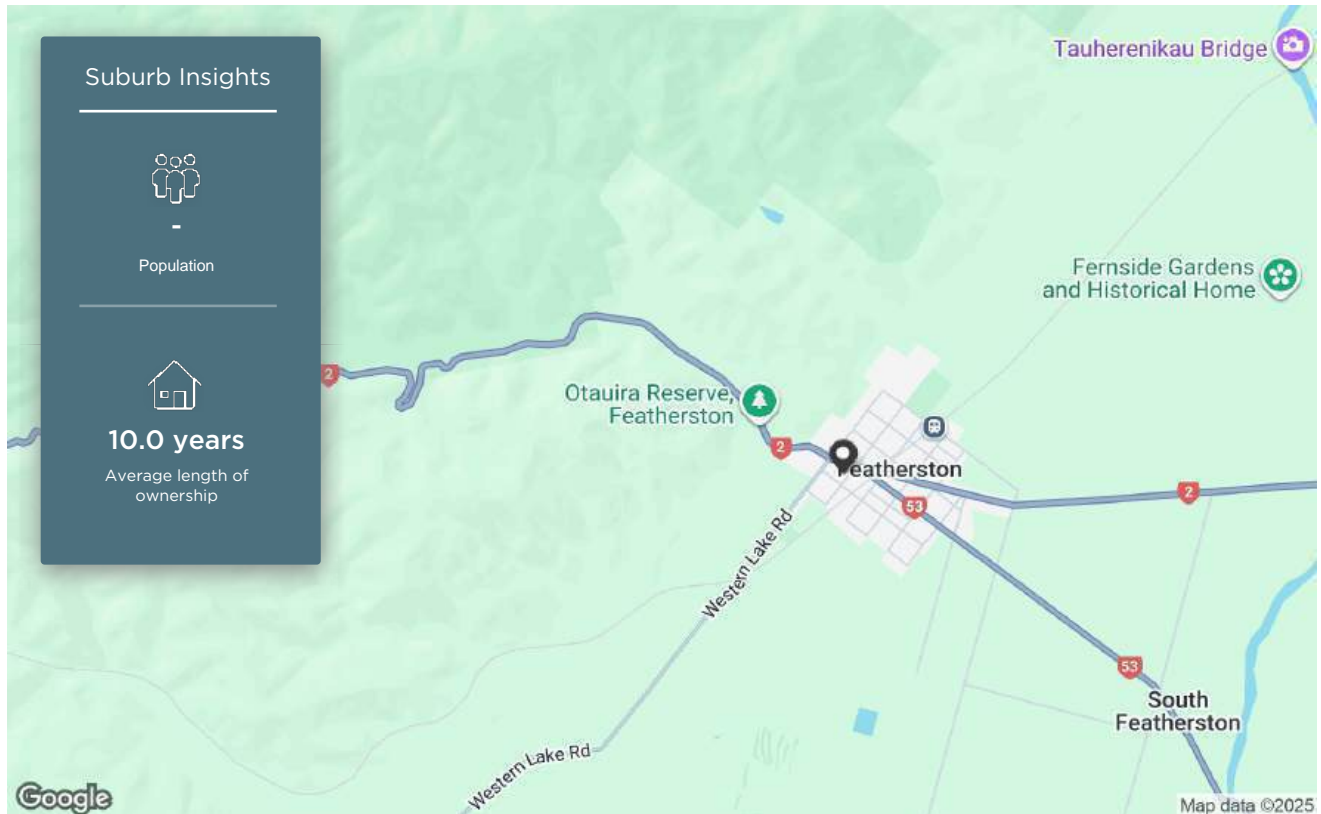
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Aug 2025	\$530	0.0%	5.3%	129
Jul 2025	\$530	1.9% ▲	5.3%	129
Jun 2025	\$520	-1.0% ▼	5.2%	126
May 2025	\$525	-2.8% ▼	5.3%	111
Apr 2025	\$540	-1.8% ▼	5.4%	102
Mar 2025	\$550	0.0%	5.4%	108
Feb 2025	\$550	0.0%	5.4%	117
Jan 2025	\$550	0.9% ▲	5.4%	102
Dec 2024	\$545	-0.9% ▼	5.3%	78
Nov 2024	\$550	3.8% ▲	5.3%	66
Oct 2024	\$530	-1.5% ▼	5.1%	60
Sep 2024	\$538	0.0%	5.1%	90

Featherston

Demographic



The size of Featherston is approximately 5 square kilometres. The population of Featherston in 2006 was 2,214 people. By 2013 the population was 2,196 showing a population decline of 0.8% in the area during that time. The predominant age group in Featherston is 65+ years. In general, people in Featherston work in a professional occupation. Currently the median sales price of houses in the area is \$499,000.

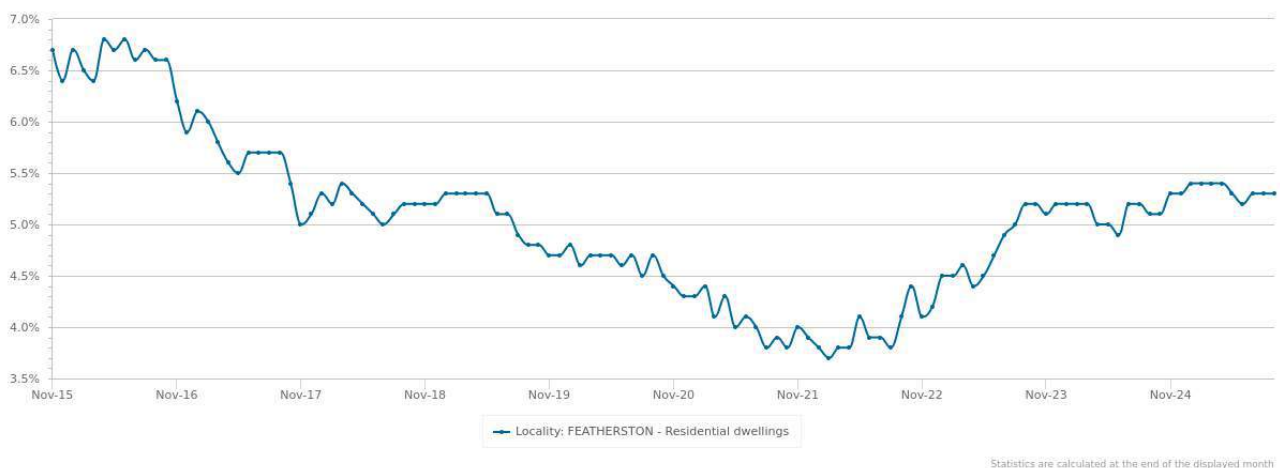
HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	57.5	Agricultural and Fishery	6.0	-20K	7.2	0-9	12.9
Two Families	1.5	Clerical	9.0	20-30K	9.2	10-19	10.6
Three+ Families	0.0	Elementary	11.7	30-50K	18.4	20-29	8.8
Lone Occupant	33.1	Legislators, Admin and Managers	12.6	50-70K	12.6	30-39	11.7
Share Accommodation	3.3	Plant and Machinery Operator	6.6	70-100K	13.0	40-49	13.9
Other	2.1	Professional	16.5	100K+	16.9	50-59	13.9
		Service and Sales	15.6			60-64	7.7
		Technicians	11.4			65+	17.7
		Trades	8.7				

Long Term Market Trends

Median Asking Rent - 10 years

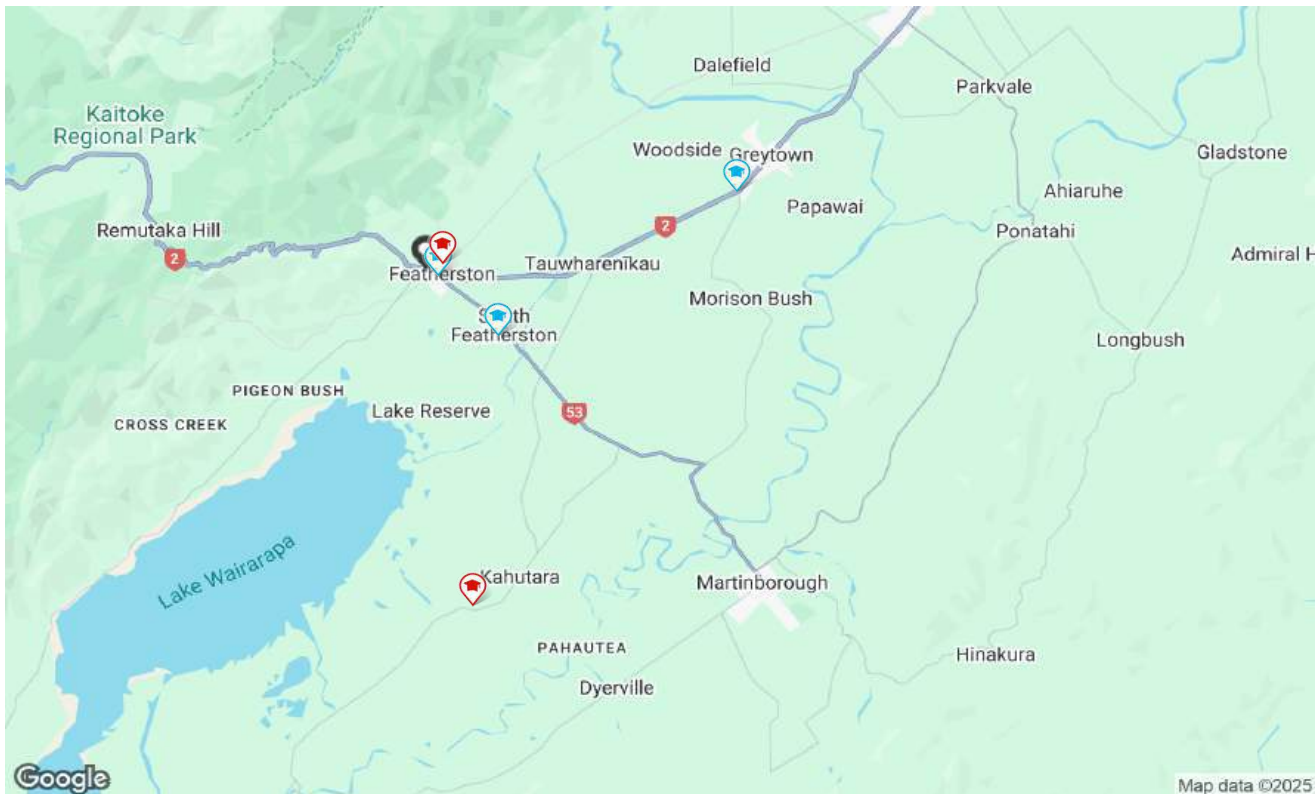


Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$530	-1.5% ▼	5.3%	129
2024	\$538	-2.2% ▼	5.1%	90
2023	\$550	3.8% ▲	5.2%	69
2022	\$530	9.3% ▲	4.1%	69
2021	\$485	12.8% ▲	3.9%	66
2020	\$430	13.2% ▲	4.7%	999
2019	\$380	2.7% ▲	4.8%	52
2018	\$370	12.1% ▲	5.2%	88
2017	\$330	15.8% ▲	5.7%	70
2016	\$285	-	6.6%	92

Local Schools



SCHOOL	DISTANCE	SCHOOL TYPE	SECTOR	YEARS
Featherston School	0.58km	Full Primary	-	1-8
St Teresa's School (Featherston)	0.75km	Full Primary	-	1-8
South Featherston School	3.52km	Full Primary	-	1-8
Kuranui College	11.22km	Secondary	-	9-13
Kahutara School	12.32km	Full Primary	-	1-8



Property is within school catchment area



Property is outside school catchment area

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MONTHLY STATISTICS

As at 1st November 2025

99.50%

Occupancy Rate

(Properties that are currently under management beyond the initial first time leasing)

338

Viewing Bookings

01/10/25-31/10/2025

121

Applications received

01/10/25-31/10/2025

43

Tenancy Agreements Signed

01/10/25-31/10/2025

99.54%

% of Tenants Paying Rent on Time

(less than 1 week of arrears included)

www.renthouse.nz

MONTHLY STATISTICS

As at 1st October 2025

99.01%

Occupancy Rate

(Properties that are currently under management beyond the initial first time leasing)

353

Viewing Bookings

01/09/2025-30/09/2025

91

Applications received

01/09/2025-30/09/2025

27

Tenancy Agreements Signed

01/09/2025-30/09/2025

99.22%

% of Tenants Paying Rent on Time

(less than 1 week of arrears included)

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DISCLAIMER:

This report is a market appraisal and does not purport to be a valuation, registered or otherwise. If we have not been able to physically inspect the property, our appraisal is based solely on the information provided to us. It has been prepared based on information provided by the owner or agent and incorporates no warranty or guarantee as to the accuracy of the information which the owner or agent has provided.

Rental values quoted are relevant to the market at the time of conducting the appraisal and may change as market conditions fluctuate. This report is solely to provide information to the property owner and/or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.

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This publication contains data and statistics provided by Land Information New Zealand (LINZ) and is made available from the subject property's Record of Title provided by LINZ that has not been changed in any way by CoreLogic is not a substitute for a Record of Title. LINZ, in its sole discretion, may require you to amend, delete the LINZ data at any time.

Buying or selling your property?



New Zealand Residential Property
Sale and Purchase Agreement Guide





This guide tells you...

what a sale and purchase agreement is

what's in a sale and purchase agreement

what happens after you sign the sale and purchase agreement

what happens if you have a problem

where to go for more information

Where to go for more information

This guide is available in other languages. You can find translated copies of this guide on rea.govt.nz and settled.govt.nz.

The New Zealand Residential Property Agency Agreement Guide is also available on settled.govt.nz. The guide tells you more about the agreement you sign with the agency helping to sell your property.

We welcome any feedback you have on this publication.

The information in this guide was accurate when published. However, the requirements this information is based on can change at any time. Up-to-date information is available at rea.govt.nz.

Key things to know about sale and purchase agreements

- A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property.
- You must sign a written sale and purchase agreement to buy or sell a property.
- You need to read and understand the sale and purchase agreement before you sign it.
- Even if a standard sale and purchase agreement is being used, you should always get legal advice before you sign the agreement and throughout the buying and selling process.
- You can negotiate some of the terms and conditions in a sale and purchase agreement.
- You can include additional clauses, such as what to do if there are special circumstances. Your lawyer plays an important role in providing advice on what the sale and purchase agreement should say.
- A sale and purchase agreement becomes unconditional once all the conditions are met.
- In most cases, the real estate professional is working for the seller of the property, but they must treat the buyer fairly.
- If your real estate professional or anyone related to them wants to buy your property, they must get your written consent to do this. They must also give you a valuation of your property by an independent registered valuer.
- The sale and purchase agreement is only available in English. You may need assistance interpreting it if English is not your primary language.

What a sale and purchase agreement is

A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property. It sets out all the details, terms and conditions of the sale. This includes things such as the price, any chattels being sold with the property, whether the buyer

needs to sell another property first or needs a property inspection and the settlement date.

A sale and purchase agreement provides certainty to both the buyer and the seller about what will happen when.



What's in a sale and purchase agreement

Your sale and purchase agreement should include the following things.

Basic details of the sale

Different sale methods like tender or auction might mean the sale and purchase agreement can look different, but all sale and purchase agreements should contain:

- the names of the people buying and selling the property
- the address of the property
- the type of title, for example, freehold or leasehold
- the price
- any deposit the buyer must pay
- any chattels being sold with the property, for example, whiteware or curtains
- any specific conditions you or the other party want fulfilled
- how many working days you have to fulfil your conditions (if there are any conditions)
- the settlement date (the date the buyer pays the rest of the amount for the property, which is usually also the day they can move in)
- the rate of interest the buyer must pay on any overdue payments (such as being late on paying the deposit or the remaining amount at the settlement date).

General obligations and conditions you have to comply with

The sale and purchase agreement includes general obligations and conditions that you will need to comply with. For example, these may include:

- access rights – what access the buyer can have to inspect the property before settlement day
- insurance – to make sure the property remains insured until the settlement date and outline what will happen if any damage occurs before settlement day
- default by the buyer – the buyer may have to compensate the seller if they don't settle on time, for example, with interest payments
- default by the seller – the seller may have to compensate the buyer if they don't settle on time, for example, by paying accommodation costs
- eligibility to buy property in New Zealand – people who have migrated to New Zealand may not be permitted to immediately buy property or may need to get consent from the Overseas Investment Office.

Your lawyer will explain these clauses to you.

Check...

Always check your sale and purchase agreement with a lawyer before signing.

Buying or selling a property where the owner isn't able to participate, like a mortgagee sale or deceased estate, can mean the real estate professional has limited information about the property. It pays to allow for this when deciding what conditions the buyer and seller might need.

Remember...

Before you sign a sale and purchase agreement, whether you're the buyer or the seller, the real estate professional must give you a copy of this guide. They must also ask you to confirm in writing that you've received it.

Specific conditions a buyer may include

Some buyers will present an unconditional offer, which means there are no specific conditions to be fulfilled. Some buyers will include one or more conditions (that must be fulfilled by a specified date) in their offer such as:

- title search – this is done by the buyer's lawyer to check who the legal owner of the property is and to see if there are any other interests over the property such as caveats or easements
- finance – this refers to the buyer arranging payment, often requiring bank approval for a mortgage or loan
- valuation report – a bank may require the buyer to obtain a valuation of the property (an estimate of the property's worth on the current market) before they agree to a loan
- Land Information Memorandum (LIM) – provided by the local council, this report provides information about the property such as rates, building permits and consents, drainage, planning and other important information
- property inspection – a buyer paying for an inspection provides an independent overview of the condition of the property rather than relying on an inspection that has been arranged by the seller

- engineer's or surveyor's report – similar to the above but more focused on the entire section and the structure of the property
- sale of another home – the buyer may need to sell their own home in order to buy another.

The real estate professional helps the buyer and the seller to include the conditions they each want. Even though the real estate professional works for the seller, they also have to deal fairly and honestly with the buyer. While they're not expected to discover hidden defects, they can't withhold information and must tell the buyer about any known defects with the property. If a buyer needs time to check a property for defects, including a property inspection condition may be important.



What happens after you sign the sale and purchase agreement

Signing the sale and purchase agreement is not the end of the sale or purchase process.

Both parties work through the conditions until the agreement is unconditional

A conditional agreement means the sale and purchase agreement has one or more conditions that must be met by a specified date and before the sale goes through.

The buyer pays the deposit. Depending on what the sale and purchase agreement says, the buyer may pay the deposit when they sign the agreement or when the agreement becomes unconditional. If the deposit is made to the real estate agency, it must be held in their agency's trust account for 10 working days before it can be released to the seller.

An agreement for sale and purchase commits you to buy or sell

Once you've signed the sale and purchase agreement and any conditions set out in it have been met, you must complete the sale or purchase of the property.

The length of time between the conditions being met and the settlement date varies. Settlement periods can be lengthy if the property hasn't been built yet or the sale and purchase agreement includes conditions for one party to buy or sell another property. The real estate professional has obligations to keep you informed of important updates that come up during this time.

Pre-settlement inspection

This is the chance for the buyer to check the property and chattels are in the same condition they were when the sale and purchase agreement was signed and to check that the seller has met any conditions, for example, there is no damage to walls or chattels haven't been removed from the property.

It's important to raise any concerns you find at the pre-settlement inspection with your lawyer and the real estate professional as soon as possible to allow enough time for an issue to be resolved. If it's less than 24 hours before settlement, the vendor may not be obligated to set things right.

Payment of a commission

Once the sale is complete, the seller pays the real estate professional for their services. The real estate agency usually takes the commission from the deposit they're holding in their trust account. The seller should make sure the deposit is enough to cover the commission. The real estate professional cannot ask the buyer to pay for their services if they have been engaged by the seller.

The buyer pays the rest

The buyer pays the remainder of the amount for the property on the day of settlement, usually through their lawyer.

Buying a tenanted property

If the property is tenanted, the agreement for sale and purchase should specify this. It may also contain a specific date for possession that may differ from the settlement date.

If the buyer requires the property to be sold with 'vacant possession', it is the seller's responsibility to give the tenant notice to vacate in accordance with the tenant's legal rights.

It is recommended that you seek legal advice if you are buying a property that is currently tenanted.

What happens if you have a problem

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the real estate agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve

the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

Call us on **0800 367 7322**, email us at info@rea.govt.nz or visit us online at rea.govt.nz

About settled.govt.nz



Settled.govt.nz guides you through home buying and selling.

Buying or selling your home is one of the biggest financial decisions you will make. It's a complex and sometimes stressful process with potentially significant emotional and financial impacts if things go wrong.

Settled.govt.nz provides comprehensive independent information and guidance for home buyers and sellers. You can find information about the risks and how they can impact you and get useful tips on how to avoid some of the major potential problems.

Settled.govt.nz will help to inform and guide you through the process from when you're thinking of buying or selling right through to when you're moving in or out. You'll find valuable information, checklists, quizzes, videos and tools. From understanding LIMs, to sale and purchase agreements, to when to contact a lawyer, **settled.govt.nz** explains what you need to know.

Settled.govt.nz is brought to you by the Real Estate Authority – Te Mana Papawhenua (REA).

For more information

For more information on home buying and selling, visit settled.govt.nz or email info@settled.govt.nz



About the Real Estate Authority – Te Mana Papawhenua (REA)

REA is the independent government agency that regulates the New Zealand real estate profession.

Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

What we do

Our job is to promote a high standard of conduct in the real estate profession and protect buyers and sellers of property from harm.

- We provide independent information for people who are buying and selling property through our settled.govt.nz website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.

- We maintain a Code of Conduct setting out the professional standards real estate professionals must follow.
- We maintain a public register of real estate professionals that includes information about disciplinary action taken in the last 3 years.

The Real Estate Agents Authority is a Crown agent, established under the Real Estate Agents Act 2008. The Real Estate Authority is the operating name of the Real Estate Agents Authority.

For more information

To find out more about REA, visit rea.govt.nz, call us on **0800 367 7322** or email us at info@rea.govt.nz



Approved under section 133 of the Real Estate Agents Act 2008. Effective from 14 October 2022.