Market Valuation Report

**Principal Use**

Residential

**Address**

2/29 Salisbury Road,

Birkdale,

Auckland

**Date of Valuation**

02 Sep 2025

**Prepared For**

ASB Bank Limited

|  |  |  |
| --- | --- | --- |
| **Executive Summary** |  |  |
|  |
| Property Address | 2/29 Salisbury Road,  Birkdale,  Auckland |
| Instructed By | Cecillia Wang of ASB Bank Limited, via Valocity |
| VOS Order No |  | 800-5599-696 |
| Prepared For |  | ASB Bank Limited |
| Client/Borrower | AMANDA MICHELLE YOUNG and ALISTAIR JAMES YOUNG |
| Instructions | We refer to instructions received XXXXXXX, requesting that we to provide our opinion as to the above property's market value XXXXX. |
| Purpose of Valuation | Mortgage Security Purposes. |
| Type of Property | Residential |
| Land Area | 1/2 share in 1214 sm more or less being Lot 7 DP 39038 |
| Title | 1203191 |
| Zoning | Operative: Residential – Large Lot  Plan Change 78: Residential – Mixed Housing Suburban |
| Brief Description |  | {%Image\_BriefDescription}  n/a |
| Special Assumptions |  | Valuation contained herein is conditional on the following:  n/a |
|  |  |  |
| SWOT Analysis |  | Strengths/Opportunities  Weaknesses/Threats |
| Date of Valuation |  | 02 Sep 2025 |
| Market Valuation | including GST, if any |
| Report Version |  | n/a |
| Valuer |  | Lihong Sun Registered Valuer |

Contents

[1.0 Introduction 5](#_Toc189322831)

[1.1 Instructions – Scope of Works 5](#_Toc189322832)

[1.2 Valuation and Inspection Date 6](#_Toc189322833)

[1.3 Valuer Involvement 6](#_Toc189322834)

[1.4 Supplied Documentation 6](#_Toc189322835)

[2.0 Basis of Valuation 6](#_Toc189322836)

[2.1 Market Valuation Definition 6](#_Toc189322837)

[2.2 Compliance Statement 7](#_Toc189322838)

[2.3 Valuation Standards and Guidance Notes 7](#_Toc189322839)

[3.0 Bank of New Zealand Valuation Guidelines and Minimum Reporting Requirements 8](#_Toc189322840)

[4.0 Nature of Property 8](#_Toc189322841)

[5.0 Site Particulars 9](#_Toc189322842)

[5.1 Situation and Locality 9](#_Toc189322843)

[5.2 Legal Description and Interests 9](#_Toc189322844)

[5.3 Site Description 10](#_Toc189322845)

[5.4 Boundaries 10](#_Toc189322846)

[5.5 Land Stability 10](#_Toc189322847)

[5.6 Contamination 10](#_Toc189322848)

[5.7 Land Information Memorandum 10](#_Toc189322849)

[5.8 Statutory Valuation 10](#_Toc189322850)

[6.0 Zoning and Town Planning 12](#_Toc189322851)

[6.1 Operative Zone 12](#_Toc189322852)

[6.2 Plan Change 78: Intensification 12](#_Toc189322853)

[7.0 Description of Improvements 13](#_Toc189322854)

[7.1 General 13](#_Toc189322855)

[7.2 Floor Areas 13](#_Toc189322856)

[7.3 Construction 13](#_Toc189322857)

[7.4 Layout/Amenities 13](#_Toc189322858)

[7.5 Chattels 15](#_Toc189322859)

[7.6 Site Development 15](#_Toc189322860)

[7.7 Condition & Repair 15](#_Toc189322861)

[7.8 Structural 15](#_Toc189322862)

[7.9 Structural and Pest 15](#_Toc189322863)

[8.0 Market Considerations 17](#_Toc189322864)

[8.1 NZ Economic Overview 17](#_Toc189322865)

[8.2 Global Economic Overview 17](#_Toc189322866)

[8.3 Residential Market 18](#_Toc189322867)

[9.0 Valuation Considerations 20](#_Toc189322868)

[9.1 Valuation Approach 20](#_Toc189322869)

[9.2 Sales Evidence 20](#_Toc189322870)

[9.3 Previous Sale 21](#_Toc189322871)

[9.4 Contract for Sale 21](#_Toc189322872)

[9.5 SWOT Analysis 21](#_Toc189322873)

[9.6 Risk Analysis 21](#_Toc189322874)

[9.7 Sales Evidence Disclosure 22](#_Toc189322875)

[9.8 Conclusion on Sales Evidence 22](#_Toc189322876)

[10.0 Market Valuation 23](#_Toc189322877)

[10.1 Market Value Assessment as at 31 January 2025 23](#_Toc189322878)

[11.0 Statement of General Valuation Policies 24](#_Toc189322879)

[11.1 Publication 24](#_Toc189322880)

[11.2 Total Compliance 24](#_Toc189322881)

[11.3 General 24](#_Toc189322882)

Appendix A Record of Title

|  |  |  |
| --- | --- | --- |
| **n/a**  **LS** | | Icon  Description automatically generated |
| n/a | |
| **ASB Bank Limited** | |
| **Attention: The Loans Manager** | |
| Dear Sir / Madam | |  |
|  | **Residential**  **2/29 Salisbury Road,**  **Birkdale,**  **Auckland** |  |
|  | **Your client AMANDA MICHELLE YOUNG and ALISTAIR JAMES YOUNG** | |

# Introduction

## Instructions – Scope of Works

We refer to instructions received XXXXXXX, requesting that we to provide our opinion as to the above property's market value XXXXX.

This valuation and all valuation services are provided by Gribble Churton Taylor Ltd solely for the use of the Addressee and Client. Gribble Churton Taylor Ltd does not, and shall not, assume any responsibility to any person other than the Addressee and Client. Any person, other than the Addressee and Client who uses or relies on this valuation does so at their own risk.

This valuation has been completed for the specific purpose stated in this report. No responsibility is accepted in the event this report is used for any other purpose.

Following our inspection of the property dated n/a, we have , researched and analysed relevant market evidence, and having made all other necessary enquiries, we now report as follows:

## Valuation and Inspection Date

The key dates that are relevant for our valuation are shown below:

Date of Valuation 02 Sep 2025

Date of Property Inspection n/a

Date of Preparation of Report n/a

Our valuation reflects the valuer’s view of the market as at the inspection date.

## Report Version

n/a

## Valuer Involvement

Inspection of property, analysis, opinion of value and reporting Lihong Sun

## Supplied Documentation

In undertaking this valuation we have been supplied with copies of the following documents:

• A copy of the Agreement for Sale and Purchase of Real Estate dated on 14 July 2025.

# Basis of Valuation

## Market Valuation Definition

This valuation has been completed in accordance with the New Zealand Institute of Valuers (NZIV), The Property Institute of New Zealand (PINZ) and Australian Property Institute (API) Valuation Standards which were re issued in 2012 (updated 1 July 2019), and the International Valuation Standards (IVS) effective 31 January 2025. Under the International Valuation Standards Council (IVSC) standards, market value is defined as:

*“Market value is the estimated amount for which an asset and/or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.*

We would point out that our assessment of value is based on the market evidence as at the date of valuation, however real estate values can vary from time to time in response to changing market circumstances and no warranty can therefore be given as to the maintenance of this value into the future.

## Compliance Statement

This valuation was undertaken by Lihong Sun.

Lihong Sun has made an internal inspection of the property.

This valuation has been performed in accordance with the IVS. We confirm that:

* The statements of fact presented in the report are correct to the best of the Valuer’s knowledge.
* The conclusions are limited only by the reported assumptions and conditions.
* The Valuer has no interest in the subject property, and the valuer’s fee is not contingent upon any aspect of the report.
* The valuation was performed in accordance with the NZIV Code of Ethics and the relevant PINZ and NZIV Performance Standards.
* The Registered Valuer who has signed the report, has satisfied professional education requirements and holds a current Annual Practicing Certificate.
* The valuer has experience in the location and category of the property being valued.
* No one, except those specified in the report, has provided professional assistance in preparing the report.
* This valuation complies with Generally Accepted Valuation Principles.
* This report complies with Residential Valuation Standing Instructions V1.3
* Gribble Churton Taylor Limited holds professional indemnity insurance, and the registered valuer who has signed the report is covered by this policy.

## Valuation Standards and Guidance Notes

We certify that this valuation complies with Professional Member Obligations including: IVS (Effective 31 January 2025); NZIV Code of Ethics; PINZ Code of Ethics and Rules of Conduct; and appropriate PINZ Valuation and Property Guidance Papers.

IVS 100 : Valuation Framework

IVS 101 : Scope of Work

IVS 102 : Bases of Value

IVS 103 : Valuation Approaches

IVS 104 : Data and Inputs

IVS 105 : Valuation Models

IVS 106 : Documentation and Reporting

IVS 400 : Real Property Interests

IVS 410 : Development Property

ANZVGP111 : Valuation Procedures – Real Property

ANZVGP112 : Valuations for Mortgage and Loan Security Purposes

ANZPGP201 : Disclaimer Clauses and Qualification Statements

NZPGP601 : Methods of Measurement

NZVGP501 : Goods & Service Tax (GST) in Property

NZVGP504 : Valuation of Houses Under Construction & Houses to be Built or Previously Occupied New Houses

NZVGP503 : Valuation Reports Prepared by Unregistered Valuers.

# Bank of New Zealand Valuation Guidelines and Minimum Reporting Requirements

This report has been completed in accordance with both the Property Institute of New Zealand Professional Practice Standards, but specifically also in accordance with the Bank of New Zealand Residential Property Valuation Guidelines and Minimum Reporting Standards dated July 2017.

# Nature of Property

|  |  |
| --- | --- |
| {%Image\_NatureofProperty1} | {%Image\_NatureofProperty2} |
| {%Image\_NatureofProperty3} | {%Image\_NatureofProperty4} |

n/a

# Site Particulars

## Situation and Locality

(map)

n/a

## Legal Description and Interests

Record of Title Identifier 1203191 describes the property as being seised of a Stratum in Freehold comprising Principal Unit 4 Deposited Plan 609214 and Accessory Unit C4 Deposited Plan 609214.

A Recent search of the Identifier (Appendix A) reveals the property is subject to the following interests:

• 13019370.2 Mortgage to Phillip Graeme Bell, Treacy Anne Bell and Andrew Garwood Hill

• Land Covenant in Covenant Instrument 13267867.4

We note the current registered owner to be L B Holdings Limited to whom the property transferred in «date» for the

consideration of $«amount».

There are no other interests or encumbrances registered against the Identifier which would detrimentally affect the property's saleability or negotiability on today's open market.

## Site Description

«insert plan»

As shown above, «data»

In contour, «data».

In terms of catchments and hydrology,

## Boundaries

We have made no survey of the property and its boundaries and assume no responsibility in connection with such matters. Unless otherwise stated, it is assumed that all improvements lie within the Identifier boundaries.

## Land Stability

Please note this report in no way purports to be an engineering or geotechnical survey into the site’s stability and we have assumed that it has no issues concerning land stability or flooding which would materially affect value.

## Contamination

Substances such as asbestos, other chemicals, toxic wastes or other potentially hazardous materials could, if present adversely affect the value of the property also. Our value estimate is on the assumption that there is no material on or in the property that would cause loss in value. No responsibility is assumed for any such conditions and the recipient of this report is advised that the Valuer is not qualified to detect such substances, quantify the impact on values or estimate the remedial cost.

While due care has been taken to note any contamination liability, our investigations have been undertaken for valuation purposes only, and this report does not constitute an environmental audit. Unless otherwise stated no account has been taken of the effect on value due to contamination pollution.

## Land Information Memorandum

We have not been provided with or obtained a copy of the Land Information Report (LIM) for the subject property. We have assumed there are no outstanding issues or requisitions

## Statutory Valuation

The latest Auckland Council Rating Assessment dated 1 May 2024 is set down as follows:

|  |  |  |
| --- | --- | --- |
| Land Value | : |  |
| Value of Improvements | : |  |
| **Rating Valuation** | : |  |

Rating assessments are undertaken periodically, every three years on a mass appraisal basis, often without an inspection and knowledge of actual leasing arrangements. Given these limitations, we consider that rating assessments often do not represent a property’s market value at any particular point in time.

# Zoning and Town Planning

## Operative Zone

Under the Auckland Unitary Plan (Operative in Part), the property has a zoning of Residential – Mixed Housing Suburban. This zone is to be the most widespread residential zone in Auckland. Its density controls allow a moderate level of intensification, while retaining a relatively spacious quality consistent with a suburban residential character, compared to the Mixed Housing Urban and Terrace Housing and Apartment Buildings zones.

Subdivision and development within the zone allows two dwellings per site as a permitted activity and three or more dwellings being a restricted discretionary activity. Further, development of two dwellings will need to comply with the following standards within the Mixed Housing Suburban zone:

Building Height

Height in relation to boundary

Minimum yard depth setbacks from each boundary

Maximum impervious area

Building coverage

Landscaped area

Outlook space

Daylight ingress

Outdoor living space

Fencing and wall restrictions

Subdivision for three or more dwellings within this zone, while being restricted discretionary will also need to comply with the following standards within the zone, building height; height in relation to boundary and minimum yard depth setbacks from each boundary.

Vacant proposed site subdivision is a restricted discretionary activity within this zone and allows a net site area of 400 sm for parent sites that are less than one hectare. For parent sites that are in excess of one hectare, vacant proposed site subdivision is a discretionary activity with the following rules regarding site areas:

Minimum net site area 320 sm

Minimum average net site area 400 sm

Maximum average net site area 480 sm

The Mixed Housing Suburban zone aims to enable a variety of housing types and encourage development as it is the most wide-spread residential zone under the unitary plan. The zone is concentrated around residential use but allows for non – residential activities that will support the social and economic well-being of the community while monitoring any effects on the residential amenity of the zone.

**Overlays**

«data»

**Controls**

«data»

**Designations**

«data»

## Plan Change 78: Intensification

Under the proposed zone – Plan Change 78, the property has a zoning of Residential – Mixed Housing Suburban. This zone is to be the most widespread residential zone in Auckland. Its density controls allow a moderate level of intensification, while retaining a relatively spacious quality consistent with a suburban residential character, compared to the Mixed Housing Urban and Terrace Housing and Apartment Buildings zones.

Subdivision and development within the zone allows two dwellings per site as a permitted activity and three or more dwellings being a restricted discretionary activity. Further, development of two dwellings will need to comply with the following standards within the Mixed Housing Suburban zone:

Building Height

Height in relation to boundary

Minimum yard depth setbacks from each boundary

Maximum impervious area

Building coverage

Landscaped area

Outlook space

Daylight ingress

Outdoor living space

Fencing and wall restrictions

Subdivision for three or more dwellings within this zone, while being restricted discretionary will also need to comply with the following standards within the zone, building height; height in relation to boundary and minimum yard depth setbacks from each boundary.

Vacant proposed site subdivision is a restricted discretionary activity within this zone and allows a net site area of 400 sm for parent sites that are less than one hectare. For parent sites that are in excess of one hectare, vacant proposed site subdivision is a discretionary activity with the following rules regarding site areas:

Minimum net site area 320 sm

Minimum average net site area 400 sm

Maximum average net site area 480 sm

The Mixed Housing Suburban zone aims to enable a variety of housing types and encourage development as it is the most wide-spread residential zone under the unitary plan. The zone is concentrated around residential use but allows for non – residential activities that will support the social and economic well-being of the community while monitoring any effects on the residential amenity of the zone.

# Description of Improvements

## General

It appears that XXXXX.

## Floor Areas

From our on-site measurements we have calculated the following floor areas:

«data»

## Construction

General construction elements comprise what appears to be aluminium joinery, steel cladding and fibre cement sheet cladding.

The interior appears to be mostly timber framed with plaster ceiling or of similar linings.

## Layout/Amenities

 

 A house with a lawn and clouds in the sky

Description automatically generated

A group of cars parked in a driveway

Description automatically generated A house with a lawn and clouds in the sky

Description automatically generated

A group of cars parked in a driveway

Description automatically generated A house with a lawn and clouds in the sky

Description automatically generated

A group of cars parked in a driveway

Description automatically generated A house with a lawn and clouds in the sky

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A group of cars parked in a driveway

Description automatically generated A house with a lawn and clouds in the sky

Description automatically generated

## Chattels

We have included in our valuation an allowance for chattels including blinds, lightings.

## Site Development

## Condition & Repair

a. The property is presented to a new standard and good condition, both externally and internally.

## Structural

Please note that this report in no way purports to be a structural survey. We have undertaken a visual inspection in respect of the building valued, and advise that we have not commissioned structural surveys or tested any of the services and are therefore unable to confirm that these are free from defect. Please note further that we have not inspected unexposed or inaccessible portions of the building and are therefore unable to certify that these are free from defect. Any elements of deterioration apparent during our consideration of the general state of repair of the building has been noted or reflected in our valuation. We are however, unable to give any warranty as to the structural soundness of the building and have assumed in arriving at our valuation that there are no structural defects or inclusion of unsatisfactory materials.

## Structural and Pest

No enquiries in respect of the property, or of the improvements erected thereon, has been made for any sign of timber infestation, asbestos or other defect, whether latent, patent, or structural.

# Environmental, Social and Governance (ESG)

IVS 2025 requires that “T*he impact of significant ESG factors should be considered in determining the value of a company, asset or liability*.” *“ESG factors may impact valuations both from a qualitative and quantitative perspective and may pose risks or opportunities that should be considered.”*

We acknowledge that material Environmental, Social, and Governance (ESG) factors may influence the value of an asset and should be considered where relevant. ESG considerations—such as carbon emissions, energy efficiency, climate resilience, social impact, and governance structures—may affect both risk and value outcomes through evolving regulatory frameworks, tenant and occupier expectations, and investor requirements.

While the New Zealand property market currently lacks consistent transactional evidence to support quantifiable premiums or discounts for ESG performance, these factors are anticipated to become increasingly material. Properties with weaker ESG attributes may carry elevated long-term investment risk, particularly in relation to tenant demand, operational costs, and compliance obligations.

IVS also states that *“ESG factors and the ESG regulatory environment should be considered in valuations to the extent that they are measurable and would be considered reasonable by the valuer applying professional judgement.”* In line with this, the subject property has been analysed for relevant ESG attributes at both site and building level.

The following summarises our observations:

|  |  |
| --- | --- |
| Land Contamination: | No known risks. |
| Building Contamination: | No known risks. |
| Building Features: | n/a. |
| Flood Hazards: | n/a. |
| Erosion / Land Stability: | n/a |
| Social Factors: | No unusual risks observed. |
| Governance Factors: | No unusual risks observed. |

Based on our understanding of the property and its position relative to market expectations, these factors have been taken into account within our valuation assessment, where appropriate.

Please note, our comments above are provided in the capacity of a property valuer. We are not experts in ESG, environmental science, or sustainability matters, and our assessment reflects available information and professional judgement within the scope of a valuation engagement.

# Market Considerations

## NZ Economic Overview

New Zealand's economy is showing more tangible signs of recovery as of mid-2025 following the technical recession in 2024. GDP grew 1.1% year-on-year in Q1 2025 and 0.8% quarter-on-quarter, surpassing expectations. Treasury has now revised full-year 2025 GDP growth to 1.7%, with further acceleration to 2.9% expected by mid-2026. These upward revisions are supported by improving consumer confidence and household spending, though business investment remains patchy.

The Reserve Bank of New Zealand (RBNZ) has cut the Official Cash Rate (OCR) by 225 basis points since August 2024, with the most recent July 2025 Monetary Policy Statement keeping the OCR steady at 3.25%. Market pricing continues to indicate a further cut to 3.00% by Q4, albeit with increased uncertainty due to persistent domestic inflation in services.

As of mid July 2025, yields on 10 year New Zealand government bonds are around 4.53 %, and the 2 year yield is about 3.28 %, resulting in a steepening yield curve approximately 125 basis points wide, not the under 35 bp flattening previously mentioned.

Headline inflation has eased to 2.2%, but core non-tradables remain elevated around 4.5%, underscoring persistent domestic pressures and limiting the RBNZ’s scope to cut rates aggressively. Households remain under strain as food, rent, and insurance costs continue rising faster than overall CPI, with insurance premiums up over 11% year-on-year.

The labour market remains subdued, with the official unemployment rate steady at 5.1%. Persistent skill shortages in key sectors such as healthcare, education, and infrastructure, coupled with ongoing emigration of approximately 45,000 New Zealanders, predominantly to Australia, continue to exert upward pressure on wages and constrain productivity growth.

The housing market continues to stabilise after a 4.3% decline in 2024, with an expected 6.5–7.0% rebound forecast for 2025. The recovery is strongest in Auckland and Wellington, driven by falling mortgage rates—two-year fixed rates now averaging 5.8%, down from 7.2% at the start of 2024. However, the construction sector remains subdued amid high input costs and developer insolvencies.

Fiscal pressures have increased, with the government forecasting a NZD 10.2 billion deficit for 2024/25 due to weaker tax revenues and cyclone-related reconstruction costs. Rising benefit payments and debt servicing contribute to higher core Crown expenses. Consequently, 10-year NZ government bond spreads over US Treasuries have widened to around 125 basis points from 90 basis points in 2023, reflecting elevated sovereign risk. Net core Crown debt is projected to peak at 46% of GDP by 2027/28 before stabilizing.

External risks remain elevated. Recent U.S. tariff hikes on EU and Mexican goods threaten to dampen global growth, potentially reducing New Zealand’s GDP by 0.3–0.5% in 2025. Around 25% of NZ exports remain exposed to a slowing Chinese economy. Meanwhile, the narrowing interest rate differential with Australia, now marginally favouring New Zealand, continues to attract capital inflows, though NZD volatility has risen amid fragile global risk sentiment.

Credit markets have softened modestly, with corporate bond spreads widening, particularly for firms exposed to China and those dependent on offshore funding. Investor risk appetite remains cautious, while banks have further tightened lending criteria, especially for commercial real estate.

New Zealand’s economy is gradually recovering, supported by lower interest rates and a stabilising housing market. However, uneven sectoral performance, persistent inflation in services, fiscal pressures, and ongoing global trade tensions continue to constrain near-term growth. Long-term prospects depend on enhancing productivity and diversifying export markets amid increasing geopolitical fragmentation.

## Global Economic Overview

As of mid-2025, the global economy is navigating a complex environment shaped by intensified trade tensions, ongoing geopolitical conflicts, and divergent monetary policies. The United States maintains significant tariff measures introduced in April 2025, including a 145% tariff on Chinese imports and a minimum 10% tariff on imports from over 180 countries, with limited exemptions for Canada and Mexico. These policies have reinforced global trade fragmentation.

China’s reciprocal tariffs, up to 125% on key U.S. exports, coupled with restrictions on critical rare earth materials, continue to disrupt supply chains. These trade dynamics contributed to a $5.4 trillion decline in U.S. equity market value since April.

The World Trade Organization projects a 0.3% contraction in global merchandise trade for 2025, marking the first multi-year decline since the COVID-19 pandemic. North American exports are forecast to drop by approximately 14%, due to tariff barriers and retaliatory tariffs by Canada and ASEAN members. China has increased exports to Europe and Southeast Asia by 5–10% year-over-year, benefiting regional partners including Vietnam and Malaysia. Mexico has further consolidated its role as a manufacturing hub for U.S. imports, particularly in electronics and textiles.

Canada continues to impose 25% tariffs on selected U.S. goods, while several ASEAN countries face suspended tariffs up to 49%, accelerating regional integration and further supply chain realignment.

Consumer prices in the U.S. are projected to rise by 2.7% over the next six months, driven by higher import costs. The Federal Reserve has maintained interest rates to balance inflation risks, whereas the European Central Bank has implemented 25 basis points of rate cuts since April to address economic stagnation.

Economic growth prospects have been revised downward. The U.S. economy is expected to grow by 1.1% in 2025, reduced from earlier forecasts, while the Eurozone projects growth of 1.3%. Emerging markets in Asia and Latin America exhibit relative resilience, with growth rates between 3.8% and 4.2%.

Persistent armed conflicts: most notably Russia’s ongoing military engagements in Ukraine and heightened instability in the Middle East, including the Israel-Palestine region—exert pressure on global commodity markets. These conflicts contribute to energy price volatility, supply chain disruptions, and increased geopolitical risk, impacting investor confidence and economic stability.

Geopolitical factors such as trade restrictions and limitations on critical materials continue to reshape technology and defence supply chains, driving increased investment in domestic production and diversification of sourcing.

Diplomatic initiatives persist with mixed results. The European Union is actively pursuing trade agreements with India to diversify economic partnerships, while ASEAN countries enhance regional economic integration to mitigate external economic pressures.

Additional systemic challenges include rising sovereign debt levels, climate-related disruptions, and uneven adoption of technological and green energy transitions. Policymakers face complex decisions balancing inflation containment, economic growth, and financial market stability.

In summary, the global economy in mid-2025 is characterized by significant trade fragmentation, policy divergence, ongoing geopolitical conflicts, including in Russia and Israel, and heightened uncertainty. The outlook depends heavily on the evolution of diplomatic efforts and policy responses aimed at stabilizing international markets and supply chains.

## Auckland Residential Market

New Zealand’s housing market remained in a state of cautious recovery through July 2025, with a 0.3% quarterly decline in national average values, according to QV. This marks a moderation of earlier gains recorded in the first quarter of the year and indicates a market that is stabilising rather than accelerating. The recent softening follows a 1.8% annual decline as at Q1 2025, a recovery from the sharper 4.1% drop during the “mini downturn” of March to September 2024. The overall market trajectory continues to be underpinned by easing monetary conditions, with the Reserve Bank of New Zealand (RBNZ) having delivered 225 basis points of Official Cash Rate (OCR) cuts since August 2024, bringing the OCR to 3.25% as at July 2025.

Mortgage rates have followed suit, with 1-year fixed rates now averaging 4.89%–4.90% across major lenders, and 2-year rates hovering around 4.99%. This easing in credit conditions has improved affordability, particularly for first-home buyers, who continue to make up approximately 27% of all residential purchases. However, the national median house value remains well below peak, sitting at NZ$770,000 as at June 2025, which is still approximately 16–20% below its late-2021 peak. Nonetheless, the return of mortgage interest deductibility for investors from April 2025 and a broader lift in pre-approval activity are bolstering demand across the board.

The RBNZ’s monetary easing has particularly benefited regions with higher gross rental yields, which currently range between 4.5% and 4.8%. These returns are helping to offset elevated construction costs and other operational pressures. However, the implementation of debt-to-income (DTI) restrictions in July 2024 continues to constrain credit for certain buyer cohorts, particularly in Auckland, where over 30% of investor borrowers exceed the 7:1 income cap. Nationally, inventory remains high, with 32,384 listings recorded in June 2025, 2.5% above the five-year average. While buyer activity has improved, these volumes give purchasers greater leverage in negotiations.

Labour market conditions have softened but remain relatively resilient, with the unemployment rate at 5.1% as at July 2025, and wage growth tracking at 4.3%. This level of employment continues to support mortgage serviceability, even as household debt remains elevated (at around 185% of disposable income). In Wellington, house values recorded a 2.3% quarterly decline, reflecting the continued impact of public sector restructuring. Conversely, Queenstown-Lakes recorded a 1.9% increase in the quarter, highlighting significant regional divergence. Arrears remain steady at 0.8%, aided by conservative lending practices and relatively stable economic conditions.

Investor sentiment has improved on the back of policy certainty. CoreLogic reports a 15% quarterly increase in mortgaged investor purchases, driven by the shorter 2-year Brightline test and expectations of further monetary easing. In markets like Christchurch, median values are now just 0.1% below their 2021 peak, while Dunedin continues to soften, falling 1.5% quarter-on-quarter. However, the benefit of tax relief is partially offset by rising operational overheads, with compliance and maintenance costs for rental properties up 9–12% since 2023.

The construction sector continues to face structural challenges. Although land values have declined by 18–25% from their respective peaks, average building costs remain elevated at NZ$2,450 per square metre, 22% higher than in 2020. These sustained cost pressures—driven by material inflation and skilled labour shortages—mean that homes built post-2018 continue to command a price premium, and affordability remains under pressure, especially for new builds.

Looking ahead, there is cautious optimism in the market. Mortgage pre-approvals rose 17% month-on-month in June 2025, and auction clearance rates have lifted to 53% nationally. Financial markets are pricing in a final 25 basis point OCR cut in Q3 2025, which is expected to increase borrower eligibility by 8–10%. However, risks remain. If unemployment were to rise by just one percentage point, arrears could increase to 1.3%, potentially resulting in forced sales of up to 0.8% of the housing stock.

The overall outlook remains mixed. Investors are taking advantage of tax reform and early signs of equity growth, while first-home buyers benefit from falling interest rates but remain constrained by DTI caps. CoreLogic has revised its house price growth forecast to 3.8% for calendar 2025, down from earlier estimates of 5%, citing economic softness and slower-than-expected recovery in construction sector productivity. The future of the housing market will depend on how well policymakers manage the delicate balance between easing credit conditions and maintaining overall financial stability.

# Valuation Considerations

## Valuation Approach

In providing our opinion as to the market value of the property, we have adopted a market approach, being the Comparable Transactions Method, whereby we have compared the subject property with the known sales of comparable properties in the general area, and have made the necessary adjustments to reflect these differences.

The approach assumes that a typical, prudent and informed buyer of the subject property would be aware of what similar properties had sold for, or are available for in the market. The approach assumes that the owner would also be aware of such market data or evidence.

In summary, the Comparable Transactions Method is an attempt to predict what a most likely selling price would be under such conditions utilising the highest and best use, and willing buyer – willing seller principles.

## Sales Evidence

We set down the considered comparable sales as follows:

|  |  |  |
| --- | --- | --- |
|  | «data» | «insert photo» |
|  | «data» | |

|  |  |  |
| --- | --- | --- |
|  | «data» | «insert photo» |
|  | «data» | |

|  |  |  |
| --- | --- | --- |
|  | «data» | «insert photo» |
|  | «data» | |

|  |  |  |
| --- | --- | --- |
|  | «data» | «insert photo» |
|  | «data» | |

|  |  |  |
| --- | --- | --- |
|  | «data» | «insert photo» |
|  | «data» | |

The above considered sales are summarised in ascending value order as follows:

«insert table»

We understand that the above sale prices are including GST, if any.

## Previous Sale

There are no sales listed for the property within the last three years.

## Contract for Sale

To the best of our knowledge, we are not aware of any current contract for sale on the property.

## SWOT Analysis

**Strengths/Opportunities**

**Weaknesses/Threats**

## Risk Analysis

The Risk Analysis reflects the current impact on the subject property of a number of specific factors. Eight factors are considered: four property specific factors and four market related aspects. Each individual Risk Rating is determined by considered a factor and the effect that may have on the subject property’s value and marketability.

It is the intention that the risk rating matrix below is to be read in conjunction with the SWOT analysis detailed above, and in the full context of the body of this report and its contents. Risk ratings are a subjective indicator and should not be relied upon alone when purchasing or lending.

«insert table»

A risk rating of 1-2 is an indication of no aspect warranting comment. Risk ratings of 3-4 are an indication of an adverse aspect that is detailed below. A risk rating of 5 indicates an adverse aspect that could have a major impact on value and/or marketability.

Risk ratings of 3 or above are detailed as follows:

**Recent Market Direction:** New Zealand’s housing market is showing signs of cautious recovery in early 2025, with national values stable or rising slighlty in February, marking the end of the 2024 downturn. The recovery is influenced by monetary policy shifts, though market conditions across the Auckland Isthmus remain mixed, with areas experiencing growth, stability, or decline. Overall, market risk remains at a medium level.

**Market Volatility:** As described above, the market has been a state of flux. Price changes have levelled out somewhat, however in many markets it is difficult to determine whether there is to be some continued price stable, or more likely to be price increases. As such, a moderate level of volatility remains.

**Market Segment Conditions:**

**Local Economy Impact:** The housing market outlook remains mixed, with cautious optimism driven by increased mortgage pre-approvals and improving auction clearance rates. Expected OCR cuts may boost buyer eligibility, while investors benefit from tax reforms and equity growth. However, rising unemployment poses a risk, potentially leading to more forced sales. House prices are projected to grow moderately, contingent on stable employment and controlled construction costs. As such, a moderate level of risk remains.

## Sales Evidence Disclosure

Residential Valuation Standing Instructions Version 1.3 (1 March 2019) set out that the sales evidence of a valuation shall ideally be within six months of the valuation date unless considered relevant (some older sales such as a nearby similar property may be of significant relevance); and be within 20% (plus or minus) of the assessed market value.

We are of the opinion that often the best and most comparable sales evidence may sit above or below 20% of the assessed market value, this being a function of comparable factors within the property and/or a lack of transactions in the market. Similarly, and reflecting generally low transaction volumes, the best sales may be older than six months, and whilst timing adjustment is required, these still form superior comparisons to more recent sales which do not have the same comparable aspects.

As such, where this report does not meet a minimum threshold of five sales within a 20% range of the assessed market value or within six months of the valuation date, this is a reflection that the valuer considers the sales utilised to be the best available comparable evidence as at the date of valuation.

## Conclusion on Sales Evidence

Although no one sale can be isolated as being directly comparable to the subject, they all provide some means of comparison from which value conclusions can be drawn.

«data»

On balance, and taking into account the physical attributes of the property including its age, size, condition, views, and aspect, together with also allowing for the prevailing market conditions, we believe the subject property would warrant a market value ranging between **$«amount» – $«amount»**, and we deem it appropriate in this instance to adopt the mid-point of this range at a figure of **$«amount»**.

We set down our valuation in detail as follows:

# Market Valuation

## Market Value Assessment as at 02 Sep 2025

|  |  |
| --- | --- |
|  | |
|  | |
| Apportioned as follows: |  |
| Improvements Value |  |
| Land Value |  |
| Chattels |  |
| Market Value |  |

The above figure is inclusive of GST, if any.

The estimate marketing period for this property is one to three months.

## Special Assumptions

Valuation contained herein is conditional on the following:

* n/a

# Statement of General Valuation Policies

## Publication

Neither the whole nor any part of this valuation report or any reference to it may be included in any published document, circular or statement without the written approval of Gribble Churton Taylor Limited as to the form and context in which it may appear.

## Total Compliance

It has been assumed that all improvements to the property comply with the terms and conditions of all relevant legislation and requirements of Territorial Authorities except as detailed herein. In this regard, our valuation is subject to the property complying with both the Resource Management Act (1991) and the Building Act (2004). We note that we have not been provided, nor sighted a Land Information Memorandum (LIM) report. If any doubts exist in respect to these items, we recommend that appropriate advice be sought.

## General

Where it is stated in the report that information has been supplied to us by another party, this information is believed to be reliable but we can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of records and examination of documents or by enquiry from Government or other appropriate departments.

This report contains some information that is confidential to the Addressee or the Client. It is therefore subject to the terms and conditions of the Privacy Act 1993.

No responsibility is assumed for legal matters, questions of survey, opinions of Identifier, hidden or unapparent conditions of the property, soil or sub soil conditions, engineering or other technical matters, which might render the property more or less valuable than stated herein.

We certify that the registered valuer who has signed this report holds a current practising certificate and is at least ANZIV qualified, as is indicated.

We remain available if you require any further information or assistance.

Yours faithfully

|  |  |
| --- | --- |
| **Gribble Churton Taylor Limited**  A signature of a person  Description automatically generated  **Lihong Sun ANZIV MPINZ**  Registered Valuer |  |

**Appendix A Record of Title**