

ASSOCIATED NEWS

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Specialists

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The team



Adrian Knowles Licensed Real Estate Agent (REAA 2008)

Adrian has been involved in the commercial real estate industry for twenty six years and has been the Principal of Associated Realty for the last twenty two years.

Over that period he has gained a wealth of experience and has increased his knowledge by researching the commercial property market in Australia and the United States.

He has now limited his role to managing the company and guiding Alan and Tony with lease and sale appraisals. In his spare time, he enjoys running, cycling and kayaking.

Adrian continues to have a great passion for commercial property and keeps a careful eye on the rental rates in the industrial, office and retail sectors.



Tony Doms Licensed Real Estate Agent (REAA 2008)

Tony's career in the real estate industry spans over 30 years when he joined Bay of Plenty Real Estate Limited in Tauranga as a Salesperson specialising in placing home purchasers into their first homes. Tony's switch to Commercial and Industrial sales and leasing occurred when he first joined Associated Realty's Rotorua office in 1993.

Along the way Tony has gained extensive experience and knowledge of all aspects of marketing, leasing and sales of commercial and industrial property, he provides his clients an exceptional level of expertise and service.

Tony has been a keen motorcyclist for many years, and rides a Yamaha MT-09 Tracer in his spare time. For quality advice, service and results contact Tony. To view properties that Tony is currently marketing visit www.primecommercial.co.nz/profile/agent/27060.



Alan Dickson Licensed Real Estate Salesperson (REAA 2008)

Alan joined Associated Realty in 2000 after previous careers in secondary education, life insurance and dairying. Tauranga's commercial and industrial market has grown a lot since then with the opening up of new zones at Papamoa and Tauriko as inner city commercial areas have become mature.

Alan has gained experience in all aspects of the market, but as a preference prefers industrial leasing and sales. Recent successes in industrial sales include the sale of both vacant and leased industrial buildings, with the most recent being the sale of a substantial property in Hull Road. He is convinced that industrial and commercial property represents the ideal investment for an investor, offering a good yield well above interest rates and a hedge against inflation. He has taken his own advice and owns industrial property himself.

In his spare time, Alan is still scuba diving after 40 years in the sport, and still catching his share of crays. He is still also heavily involved in target shooting and maintaining his master grading in Small bore and A grading in Full bore shooting.

Working as a team to give you a better result!

Leased buildings for sale

LOCATION	PRICE \$	RENTAL \$	YIELD %
Tukorako Drive	135,000	9,007	6.67%
Tenth Avenue	200,000	13,000	6.50%
Maleme Street	Offers	343,054	-
Greerton	8,000,000	410,000	5.10%

Vacant buildings for sale

LOCATION	SIZE SQM	PRICE \$
Tukorako Drive	192	240,000
Oxford Street, Te Puke	560	770,000
Fraser Street	166	Auction
Durham Street	2,315	Auction

Vacant land for sale

LOCATION	SIZE SQM	PRICE \$	SQM \$
Main Road Katikati	2,352	525,000	223
Tauriko Lot 572	1,078	539,000	500
Tauriko Lot 573	1,078	539,000	500
Tauriko Lot 574	2,056	986,000	480
Tauriko Lot 575	1,432	687,360	480
Tauriko Lot 576	1,655	794,000	480
Tauriko Lot 577	1,777	852,960	480

LOCATION	SIZE sqm	RENTAL	\$/SQM
<p>Courtney Road, Tauranga</p> <p>Each unit comprises of a workshop, staffroom, office and two on site car parks. Being at the outside end of the building these units will command excellent business exposure.</p>	180 180	TBA TBA	TBA TBA
<p>Courtney Road, Tauranga</p> <p>A stand-alone building set on a 2012 sqm commercial zone site. The building is currently of a mixed configuration of office, open areas workshop and canopy with plenty of yard area for parking turning and hard-stand. In addition to the floor area there is a canopy of 66 sqm.</p>	190	\$39,500	\$208.00
<p>Newton Street, Mount Maunganui</p> <p>This unit comprises of a workshop, office, staff room amenities and three car parks. A good north facing unit which is available from mid December 2019. Plan on file. Unconsented mezzanine can be removed to suit incoming tenant.</p>	195	\$25,000	\$128.00
<p>Hull Road, Mount Maunganui</p> <p>A building with a very high profile, being on the corner of Hull Road and Newton Street. Comes with six car parks.</p>	261	\$47,000	\$180.00
<p>Fourth Avenue, Tauranga</p> <p>A multi-faceted tenancy, purpose fitted-out for the current tenant Armourguard. The landlord is reconfiguring with a more generic layout so it will suit the new tenants' requirements. The property is positioned for access off Third Avenue West near the entry of Glasgow Street and includes six car parks. The space could be set up as offices, warehousing or a mix of both.</p>	259	\$47,945	\$185.00
<p>Maleme Street, Tauranga</p> <p>A modern high stud building with dual roller door access, showroom/ office area, service facilities, first floor meeting/staffroom with sink bench, air conditioning and four car parks. A rare back unit which retains street visibility. Full and spacious drive-round access.</p>	455	\$51,745	\$114.00
<p>Koromiko Street, Tauranga</p> <p>Centre tenancy which retains good road front exposure, comprises 228 sqm of showroom and amenities, 359 sqm workshop and eight uncovered car parks. Access is off both McCord Avenue and Koromiko Street.</p>	587	\$74,182	\$127.00
<p>Koromiko Street, Tauranga</p> <p>Centre tenancy which retains good road front exposure, comprises of 228 sqm of showroom and amenities, 359 sqm workshop and eight uncovered car parks. Access is off both McCord Avenue.</p>	648	\$90,000	\$139.00

Stormy Seas Outside Safe Harbour

By Janine Hellyer, Director, BDO Tauranga Ltd



The new provisional tax rules are causing a few headaches for taxpayers and their advisers.

The majority of provisional taxpayers pay their tax in 3 instalments based on their last filed return – the so called 'safe harbour' option. Under new rules effective from 1 April 2017, if a taxpayer has not paid enough provisional tax at P1 (the first provisional tax date – 28 August for most March balance date taxpayers) they will drop out of the safe harbour and be exposed to use of money interest ('UOMI') from the first provisional tax date. Initially, these new rules didn't cause too much trouble but the implementation of IRD's new upgraded computer systems has seen some severe consequences imposed for even minor infractions.

The new system is very hard and fast with no exceptions and no tolerance for even small variations.

We have seen a client pay the amount on their tax notice without the cents. The shortfall of 50c was enough to take them out of safe harbour.

In another case, a refund was paid to the client's bank account instead of being transferred to 2020 provisional tax, leaving the 1st instalment of provisional tax unpaid with the result that the client was tossed out of the safe harbour.

We have also seen cases where a client has paid the tax but has overlooked the payment and been a couple of days late. This minor oversight is enough to take them out of safe harbour.

This situation is bad enough but the new rules require that 'all provisional tax associates' have also used the standard safe harbour method for all their instalments (other than the final instalment) or have used the GST ratio method. If any of the provisional tax associates falls out of safe harbour they are likely to take any associated taxpayers with them. So dropping out of safe harbour may also have implications for any other associated entities.

Don't Panic! There is a solution and that is to purchase tax from a tax pooling agent to fix the shortfall. We have done this for some very small amounts already (including that 50c purchase). This is annoying but necessary to prevent being charged interest and penalties and to prevent the wider issues arising from falling out of safe harbour.

There are a number of tax pooling agents operating in New Zealand, buying, selling and managing tax credits for clients. The tax pooling agents manage tax payments for their clients and they have surplus tax credits available to sell. These credits can be transferred to another taxpayer at the date originally paid. Purchasing the credits will put you back into safe harbour. While you do pay interest to the seller it means that the payment is credited back in time (at the due date) putting the taxpayer back into safe harbour and cancelling any late payment penalties.

There are some options for delaying the purchase if necessary for cashflow purposes and quotes can be obtained for the tax to be purchased with payment due at various dates. Interest is charged on the purchase but it is lower than IRD interest rates. However, more important in most cases is the ability to put the taxpayer back into the safe harbour regime.

If you are concerned about your tax payments or think you may have shortpaid or late-paid your tax contact your tax adviser for advice.

Disclaimer: This article is general in nature and should not be treated as professional advice. It is recommended that you consult your advisor. No liability is assumed by BDO Tauranga Ltd for any losses suffered by any person relying directly or indirectly upon the article above.

LOCATION	SIZE sqm	RENTAL	\$/SQM
<p>Porutu Place, Tauriko, Tauranga</p> <p>To be constructed in the second half of 2019. This building will include a security fence with electric gates with key pad, air conditioned office, tinted glass, LED lighting, two toilets with showers and epoxy coated floors. Includes seven car parks. This is an impressive building on the Tauriko plateau and in the mid range size that is so rare in the market.</p>	648	\$90,000	\$139.00
<p>Chadwick Road, Tauranga</p> <p>To be constructed. Attractive design. Located on the western side of Chadwick Road with street front position.</p>	733	TBA	TBA
<p>Whakakake Street, Tauranga</p> <p>Two tenancies, each comprising of 8.3 metre stud height, 5m high roller doors, security fencing, office, workshop and amenities. There is also a container de-vanning area.</p>	985 1,000	\$125,000 \$115,000	\$127.00 \$115.00
<p>Te Okuroa Drive, Tauranga</p> <p>This is a substantial industrial building facing a main Papamoa thoroughfare. It is located on a substantial site of 3,288 sqm which provides for what is most scarce in Tauranga, plenty of parking and a large yard. The yard is securely fenced. Three offices and a meeting room are on the ground floor with a further two offices and storage room on the first floor.</p>	1,120	\$155,000	\$139.00
<p>Owens Place, Tauranga</p> <p>A substantial premises comprising of 983 sqm workshop, 269 sqm of offices positioned over the ground and first floors, 20 on site car parks and sealed yard area at rear.</p>	1,252	\$114,629	\$92.00
<p>Taurikura Drive, Tauriko, Tauranga</p> <p>A new build. Includes main road visibility, 21 car parks with room for truck turn around on site. This building has all the latest features; LED lighting, epoxy paint finish to warehouse floor, ducted air conditioning in office, front security fencing with sliding electric security gates with keypad, louvre, blade canopy on office exterior windows, dual disabled size toilets with showers included. A high quality building with no compromises as to finish or utility.</p>	1,256	\$170,000	\$135.00
<p>Whakakake Street, Tauranga</p> <p>This is a new building yet to be constructed. Can be adapted to suit tenant.</p>	2,010	NEG	NEG

10 REASONS WHY YOU SHOULD MOVE TO THIS SHOP AT 55 GREY STREET

- 1 Grey Street featured in four out of the five top pedestrian counts in the CBD recorded in a recent survey undertaken by the Property Institute of New Zealand - **See Telfer Young's article on page 9.**
- 2 Grey Street is free from impact by the CBD building projects.
- 3 Maximum business exposure - from the 9.0-metre-wide floor to ceiling glass shopfront.
- 4 Floor area is 237 sqm predominantly retail / showroom, plus an exclusive car park.
- 5 Amenities include air conditioning and suspended ceiling with fixed lighting.
- 6 Exclusive service room and kitchen facilities.
- 7 Classy looking polished concrete floor to the retail / showroom area.
- 8 Service lane access to the rear of the premises.
- 9 A competitive annual rent of \$48,000.
- 10 Six (6) month rent holiday - conditions apply. **Contact Tony Doms to discuss the options 07 281 1125.**



LOCATION	SIZE SQM	RENTAL	\$/SQM
Cameron Road, Tauranga Fully refurbished premises complete with new shop front with dual pedestrian doors, polished concrete floors, new suspended ceiling and LED lighting. Great location in the Greerton Village with lots of lay-by parking right at the door. Rent includes rates and insurance.	165	\$50,000	\$303.00
Chapel Street, Tauranga Very neat and tidy premises that was formerly an art gallery. Pedestrian access at the front via Marsh Street and vehicle access via the rear off Chapel Street. Three car parks are included.	204	\$38,000	\$187.00
Devonport Road, Tauranga An excellent array of shops in the Goddards Centre.	20 39 92 233	\$5,910 \$11,724 \$23,125 \$58,200	\$300.00 \$300.00 \$250.00 \$250.00
Devonport Road, Tauranga A brilliant little shop with a long and successful trading history with the current tenant who is expanding into larger premises. Located at the Devonport Road end of Piccadilly Arcade.	24	\$12,000	\$500.00
Devonport Road, Tauranga A rare opportunity to secure a completely refurbished shop right in the Red Square. Shared facilities. Sublease arrangement to be put in place.	50	\$30,000	\$600.00
Devonport Road, Tauranga Former Tangos Shoes, a modern building with high seismic rating, combined with an exclusive WC. Five year lease term is required.	94	\$29,500	\$313.00
Devonport Road, Tauranga Pristine shop with corner influence for excellent visibility. Shared amenities at the rear and up to two covered car parks available with this tenancy. Landlord is open to offers for this tenancy.	109	NEG	NEG
Devonport Road, Tauranga Excellent medium size shop presented in as new condition. Building has been refurbished and seismically strengthened to a very high standard. Space comprises a showroom, stockroom and service facilities.	120	\$50,000	\$417.00
Devonport Road, Tauranga High pedestrian location in one of Devonport Road's busiest locations, up to four stacked car parks available at \$780 pa each.	124	\$50,000	\$404.00

LOCATION	SIZE SQM	RENTAL	\$/SQM
Devonport Road, Tauranga Lots of glass frontage, in excess of 8 metres. The space is air-conditioned, repainted and new carpet has been installed. Includes a stock room, areas at the rear, and one basement car park. Shared facilities.	155	\$30,000	\$194.00
Devonport Road, Tauranga Double frontage shop in the very best of Devonport Road benefiting from very strong pedestrian traffic.	230	\$69,000	\$300.00
Devonport Road, Tauranga Modern retail premises. Street frontage is 8 metres wide. Excellent premises with a high seismic rating.	233	\$80,000	\$344.00
Devonport Road, Tauranga Former bank premises configured as retail in the front and offices at the rear. All self contained. Parking is available at \$40 per week per park.	407	\$80,000	\$197.00
Devonport Road, Tauranga Wide frontage retail shop predominantly showroom area with pedestrian access off Devonport Road and trade and staff access via the rear at First Avenue. Premises could be reconfigured into two shops also. Includes two car parks and this could be increased to four for additional rent.	511	\$100,000	\$196.00
Devonport Road, Tauranga Great corner profile from this CBD fringe location. The premises comprise of an expansive retail showroom, staffroom plus two on site car parks. Viewing is strictly by appointment only.	698	\$89,500	\$128.00

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Tauranga CBD Pedestrian Counts 2019

By Paul Higson, Telfer Young Property Valuers

Chairperson of the Tauranga Branch of the Property Institute of New Zealand

Paul can be contacted at paul.higson@telferyoung.com



Telfer Young

Valuers Property Advisors

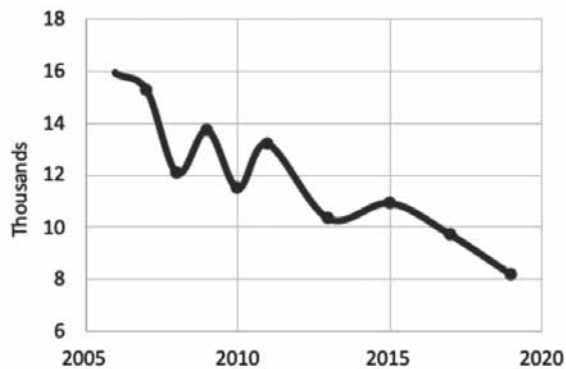
The Property Institute of New Zealand (PINZ) conducted its most recent count of pedestrians at 37 Central Business District (CBD) locations, in September 2019. The main headlines from this data include:

- The 2019 counts showed approximately a 15% decline from the 2017 figures.
- The 2017 counts showed approximately an 11% decline from the 2015 figures.
- There has been a movement of pedestrians away from Devonport Road and the beneficiary of this has been Grey Street.

The Property Institute holds data on CBD pedestrian counts which extends back to 1975. This gives these counts the advantage of showing trends throughout time. Since the early 2000s the counts have been conducted in the morning for half an hour and again in the afternoon for half an hour. Since 2011 the counts have been conducted every two years. Whilst before this time counts were often done annually.

Three of the top five spots were on Grey Street and a fourth was on the corner of Grey and Spring Streets. Rounding out the top 5 was a spot on the lower portion of Devonport Road.

The following graph visually shows the decline in counts from 2006 till the present:



Interestingly the count figures in 2006 were on par with the counts recorded in the late 1970s and early 1980s.

This data does not bode well for the CBD in terms of its raw numbers. However, similar trends have been seen in many other centres. Further, there has been a changing shift in consumer patterns with the effects of these changes being increased significantly in the last ten years. This has led to the changing nature of ground floor space within CBDs across the world. These changes have brought challenges, but also opportunities. Whilst the baby boomer generation has held sway over the NZ economy in recent decades, the next generations are now starting to drive consumer patterns. One of these patterns is a mission based consumer. That is, consumers that have already researched online the product or service that they are wanting to buy. Therefore, their trip to the physical store is far less about browsing and more about getting what they want and then leaving. This is an issue for shopping malls as well as CBDs. One of the responses to these patterns is for retailers to offer events in store that may involve free food or drinks.

Another aspect to consider when weighing up the pedestrian count trends, is that rental rates for ground floor accommodation within the CBD have generally not increased at a rate commensurate with that in shopping malls. When looking over the last ten years or so, rental rates within the CBD have become relatively more affordable (in the context of the increases in rentals within Tauranga's modern shopping centres).

Over the next few years or so, the CBD will continue to see rejuvenation projects and there is some significant money committed or being spent. A major project presently underway is the circa \$100 million Farmers site redevelopment. This is likely to draw consumers back into the CBD as Farmers is a destination store. Other positive trends are for more people living in and close to the CBD. Over the next few years, these initiatives should be drivers for increased consumer levels in and close to the CBD.

The PINZ survey of Pedestrians is undertaken at 10 am and again at 2pm for half an hour each. As buying patterns change though, it is likely that this time slot is now less attractive to consumers than it was in the past. The trend though is shown in these counts and will require tenants and property owners to think more laterally about what sort of property is going to be in demand in the future.

LOCATION	SIZE SQM	RENTAL	\$/SQM
Grey Street, Tauranga Well appointed retail shop with a floor to ceiling glass shop frontage and partitioned space at the rear. Comes with separate tea-making facilities and own WC. Includes one car park and service lane access at rear.	145	\$34,445	\$238.00
Maunganui Road, Tauranga Exclusive Cruise Deck location in the heart of downtown Mount Maunganui. This is the left-hand rear premises which could suit a retail shop, office, gallery or studio.	169	\$25,300	\$150.00
Owens Place, Mount Maunganui Under construction, second stage. Current tenants include Hunter Furniture, Lazy Boy Store, Carpet Court and Furniture Zone. Air conditioned, lighting to lux 500 standard, interior painted and floor prepared for tenant's coverings. This space has dedicated signage which has been designed to be visible from the new Bayfair Overpass.	400	\$86,000	\$215.00
Piccadilly Arcade, Tauranga Tidy shop with high passing pedestrian traffic. Floor area could be increased to include shop next door.	48	\$21,811	\$450.00
Piccadilly Arcade, Tauranga Tidy shop with high passing pedestrian traffic. Floor area could be increased to include shop next door.	47	\$21,190	\$455.00
Red Square, Tauranga Prime Red Square location in the very best part of the CBD. The building has been upgraded to a high modern standard, with other stand-out retail businesses.	118	\$45,000	\$382.00
Second Avenue, Tauranga A stand-alone building. Space is currently of an industrial warehouse nature with segregated spaces and conopy at the rear. The property has a service lane access at the rear and some corner aspect. Eight car parks are included at the rear. This would make an ideal bulk retail premises and the landlord is open to undertaking conversion work in consideration for an adjusted rental.	702	\$105,000	\$150.00
State Highway 2, Bethlehem, Tauranga Located right in heart of the Bethlehem shopping precinct with massive exposure to State Highway Two with six off-street car parks, plus free angle street parks right at the front door.	156	\$51,480	\$330.00
Te Puna Road, Tauranga New shop in a busy country village style commercial complex. Rental shown is a base rental and excludes ceilings. Shops can be completed to a turn-key format in consideration for a rental rate of \$295 per sqm net. Two shops are available which can be combined into a tenancy of 216 sqm.	108	\$29,700	\$275.00
Whiore Place, Tauranga New development on corner of Whiore Place and Taurikura Drive business. Users can include larger appliances, furniture builders merchant, garden centres and the like.	941 592 561	TBA TBA TBA	TBA TBA TBA



LOCATION	SIZE SQM	RENTAL	\$/SQM
<p>Aviation Avenue, Mount Maunganui Seldom found in Mount Maunganui, a good little open plan office suite all air conditioned, carpeted, including tea making facility and exclusive WC facility. Includes one car park. Rent includes rates and insurance.</p>	60	\$15,000	\$250.00
<p>Aviation Avenue, Mount Maunganui Perfect for merchant or wholesale outlet looking for good clean showroom space in the Mount. The space has strong business profile with plenty of street frontage. The showroom is all open plan with direct pedestrian access to the front. Additional space available. Rent includes rates and insurance.</p>	72	\$16,200	\$225.00
<p>Alach Street, Tauranga Industrial grade office suite comprised of two inter-linked offices with shared access to a large common area and facilities. This is an ideal space for low budget office accommodation. Air conditioned.</p>	45	\$12,500	\$278.00
<p>Cameron Road, Tauranga Premises is in a prominent position on Cameron Road above Warehouse Stationery. The space is refurbished and includes an open plan office, two enclosed offices, meeting room, kitchenette/staffroom and new high-wall air conditioning. Includes five on site car parks. Five more may be available at a later date for \$30 pw.</p>	167	\$36,740	\$220.00
<p>Cameron Road, Tauranga Older first floor space in a strong city fringe location. Pedestrian access off Cameron Road and First Avenue. The premises have a generous Cameron Road frontage. The space is in good order, carpeted, data-cabled and air conditioned. It comprises of open and enclosed office areas. Five car parks are included.</p>	364	\$103,480	\$285.00
<p>Cameron Road, Tauranga Older first floor space in a strong city fringe location. Pedestrian access off Cameron Road and First Avenue. The premises have a generous Cameron Road frontage. The space is in good order, carpeted, data-cabled and air conditioned. It comprises of open and enclosed office areas. Five car parks are included.</p>	331	\$86,086	\$260.00
<p>Devonport Road, Tauranga Choice of two inner-city offices in the Goddards Centre with shared facilities.</p>	12 14	\$2,400 \$2,880	\$200.00 \$200.00
<p>Devonport Road, Tauranga This first floor office space was seismic strengthened in 2015. One car park goes with this tenancy.</p>	77	\$20,700	\$268.00

Office space for lease

LOCATION	SIZE SQM	RENTAL	\$/SQM
Devonport Road, Tauranga This suite has a good quality office fit out in place including individual offices and meeting rooms. The suite has its own kitchenette and shared service facilities, all air conditioned and carpeted. Car parks available by negotiation.	205	\$50,000	\$244.00
Devonport Road, Tauranga First floor rear tenancy, all open plan with kitchen and service facilities. Former gym with infrastructure still in-situ. Cassette air conditioned and there is parking at the rear by negotiation.	211	TBA	TBA
Durham Street, Tauranga Just one excellent office suite left which can be leased as is or reconfigured and refurbished to suit your business needs. The suite has a basement parking allocation of 7 parks. This suite has views out to the harbour and there is a mix of open and enclosed office areas. There is access to the building from Devonport Road and the Strand extension.	264	\$72,610	\$275.00
Durham Street, Tauranga This space can be refurbished to suit and includes shared facilities with shower. Parking included.	157	\$30,687	\$195.00

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better chatting
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Paul Wills 07 577 5931



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LOCATION	SIZE SQM	RENTAL	\$/SQM
Durham Street, Tauranga This space can be refurbished to suit and includes shared facilities with shower. Configured as a mix of open and enclosed spaces with meeting room.	310	\$65,135	\$210.00
Fraser Street, Tauranga Very smart conversion with five offices including an open office. There are four designated car parks on site including two covered car parks. Very well appointed air conditioned premises in a very high demand location.	166	\$33,500	\$202.00
Fraser Street, Tauranga This premises is positioned close to warehouse stationery and other keynote business entities. The space is air conditioned, mostly open plan and serviced by pedestrian and elevator access. Very smart space which can be configured to suit tenant's requirements. Rent to be assessed based on fit out required.	710	BY NEG	BY NEG
Grey Street, Tauranga Fully refurbished office suite located on the first floor. Comprises of an open plan office area, meeting room and one car park. This suite has been upgraded to A-grade standard. Access is off the main corridor.	130	\$29,770	\$229.00
Grey Street, Tauranga Predominantly open plan plus one enclosed office, meeting room, kitchen, dual facilities. Air conditioned, alarmed and data-cabled. Semi furnished with desks and meeting room table. Two parking buildings nearby.	136	\$25,821	\$190.00
Grey Street, Tauranga Level one, two and three (same specifications on each floor): South British House has been completely refurbished to an A-grade office space and seismic strengthened. There are 35 car parks available in the adjoining parking building. Each tenancy is air conditioned, carpeted and includes new lighting. The common service facilities include storage lockers, bike storage, tiled bathrooms and a shower block. Each floor has pedestrian and dual elevator access. Available as a full floor or individual suites as stated. Rent includes rates and insurance.	115 160 260	\$28,750 \$40,000 \$65,000	\$250 \$250 \$250
Grey Street, Tauranga This premises is located in a single level building, is fully air conditioned and is one of the few modern building located in the Tauranga CBD. There is wide street frontage with electrically actuated pedestrian doors. Every conceivable amount of maintenance has just been completed on this property, including re-screwing of roof, painting inside and out, air conditioning service and upgrade, led lighting, new carpet tiles, new ceiling tiles, re-sealing of car parks, new rear roller door, new facade. Includes seven parks.	589	\$130,000	\$220.00

14 Calling building owners – your obligations under the Fire and Emergency Act 2017

By Libby Butler, Solicitor, Holland Beckett Law

The Fire and Emergency Act 2017 (“Act”) and the Fire and Emergency New Zealand (Fire Safety Evacuation Procedures and Evacuation Schemes) Regulations 2018 (“Regulations”) place legal obligations on building owners to implement fire safety precautions. This article focuses on fire evacuation procedures and schemes.

A building owner’s obligations can vary depending on the design, use and occupants of each particular building. Therefore, owners need to assess what their obligations are, and whether they are meeting them, for each building. Failure to meet obligations under the Regulations and Act can result in fines, inability to obtain licences, closure of the building and even prison time.

Fire evacuation procedures

If you own a commercial or public building you must implement fire evacuation procedures that comply with Part 1 of the Regulations.

Evacuation procedures must provide for the safe evacuation of the building’s occupants and consider the safety of any persons who may require particular assistance.

Information about the evacuation procedure must be readily available to the building occupants, including:

- routes of travel to the places of safety; and
- fire alarm signals and/or other methods used for alerting occupants; and
- firefighting equipment available for use by the occupants; and
- provisions for any person who requires particular assistance; and
- how to alert Fire and Emergency New Zealand (“FENZ”) to a fire emergency.

Clear notices and signs must be erected around the building summarising the above information. The signs must comply with regulations 7(4) and 7(5).

Fire Evacuation Safety Schemes

If a building is used for one or more of the following purposes, set out in section 75 of the Act, it may be defined as a relevant building:

- Buildings where 100 or more people can gather together.
- Buildings where 10 or more people work.
- Buildings where 6 or more people sleep, unless there are 3 or fewer households.
- Buildings storing certain levels of hazardous substances.
- Buildings used for early childhood, medical, and disabled care services, unless the building is a normal home.
- Prisons and holding cells

We recommend existing building owners and prospective building owners seek proper advice to determine whether their building is a relevant building. If it is, the owner is subject to heavier obligations and penalties.

A relevant building owner must apply to FENZ for approval of an evacuation scheme (which includes evacuation procedures) 30 days prior to occupation of a new building or an existing building being used as a relevant building.

Once an evacuation scheme is approved it must be maintained, by carrying out and reporting to FENZ on trial evacuations or training programmes at least every six months.

Penalties

If a building owner knowingly fails to provide and maintain an evacuation scheme for a relevant building they are liable for in the case of an individual, to a term of imprisonment not exceeding 6 months or to a fine not exceeding \$75,000, or both and in any other case, to a fine not exceeding \$150,000. The building may also be closed.

If you are a building owner, Holland Beckett Law can help assess what your particular obligations may be under the Act and Regulations and what you can do to meet those obligations.

Disclaimer: This article is general in nature and should not be treated as professional advice.

LOCATION	SIZE SQM	RENTAL	\$/SQM
Hamilton Street, Tauranga Settler style premises near new and well located in the city fringe area. There is a mix of open and enclosed areas with estuary and cityscape views. Includes 13 on site car parks.	500	\$150,000	\$300.00
Maunganui Road, Mount Maunganui This premises is right in the heart of down town Mount Maunganui. It is an expansive office suite with pedestrian access from Maunganui Road and the rear parking precinct via the service lane. The space is air conditioned, data-cabled and configured into multiple offices of variable sizes. 12 car parks are included. More car parks could be made available for additional rent.	420	\$71,373	\$170.00

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HOLLAND BECKETT

L A W

Office space for lease

LOCATION	SIZE SQM	RENTAL	\$/SQM
<p>Owens Place, Tauranga This premises comprises of ground floor reception and lobby area of 40 sqm and a first floor open plan area of 143 sqm. Well located - adjacent shopping complex and Bayfair Shopping Mall.</p>	183	\$34,000	\$186.00
<p>Oxford Street, Te Puke Previously the Te Puke RSA building comprising predominantly of open hall space together with a commercial kitchen, service facilities and storage areas including a basement with an internal access. Being located almost in the central business area opens up multiple future business uses possibilities for the property such as offices, hospitality, back packers accommodation or early childcare facility, to name a few.</p>	560	\$46,000	\$83.00
<p>Sixteenth Avenue, Tauranga Single office with shared access to a meeting room plus limited reception such as meet and greet. The space is consented for health related businesses, ideal for a medical consultant.</p>	50	\$15,600	N/A
<p>Spring Street, Tauranga This space is open plan ground floor plus an internal mezzanine and kitchenette.</p>	107	\$24,075	\$225.00
<p>Totara Street, Mount Maunganui Ground floor and first floor space with 9 car parks (3 more on grass verge). The preference is to lease the property to the one tenant, but the space could be split into 142 sqm of GF space for \$33,521 with 3 parks, and 169 sqm of first floor space for \$39,200 with 4 parks.</p>	311	\$72,721	\$233.00
<p>Twelfth Avenue, Tauranga Character 1930's bungalow configured in six offices with service facilities, garage and attached storeroom plus four car parks. A seven-year lease is preferred. Great location in the centre of the Twelfth Avenue business area.</p>	150	\$37,925	\$253.00
<p>Wharf Street, Tauranga Brilliant location on the corner of Durham and Wharf Streets. Good modern appearance and configured as three spacious office areas and can be reconfigured to full open plan. Fully air conditioned and two on site car parks are included.</p>	127	\$38,524	\$304.00
<p>Wharf Street, Tauranga Pristine first floor office space with a mix of open plan and enclosed offices. Fully air conditioned, data cabled and comes complete with exclusive service facilities. Included are four uncovered car parks. The space is currently configured as a single tenancy but can be reinstated to dual tenancies of 269 sqm and 148 sqm respectively with annual rent from \$39,858 net.</p>	417	\$103,220	\$248.00



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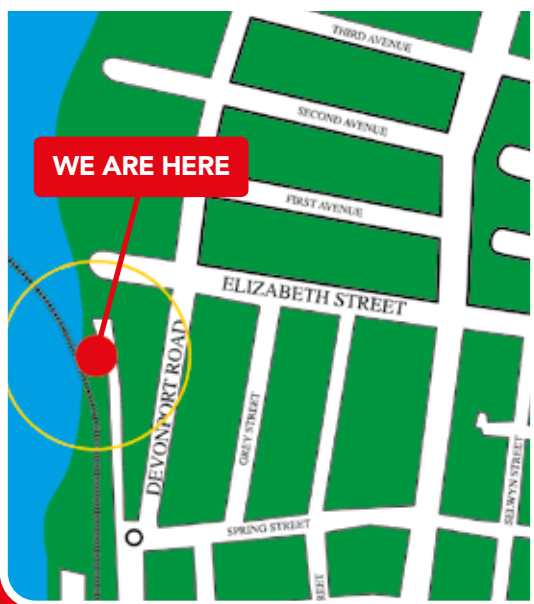
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DOWNTOWN TAURANGA



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