



2023-24

The Hamilton Property Guide

If you are looking for your first investment property or want to expand your current holdings then you should consider Hamilton. Hamilton is quickly becoming one of the best areas in the country to invest.

How do we know?

Assured Property Investments was founded by John Kenel in Hamilton, New Zealand in 2004 to develop investment property that would follow his investment principals and so provide Assured Property's clients and himself with high performing investment property.

John is passionate about property, regardless of the phase of the market, or the Government's latest tweaking of interest rates, tax rates or LVRs. His experience of building and buying investment property over the past 20 years has made it abundantly clear that investing in property is essential for creating financial security.

In order to achieve wealth generating goals, John believes an investment property must meet three key criteria:

1. High yields – with positive cash flows if possible
2. Consistent income streams – with growth potential
3. Strong prospects of capital gain– driven by location and quality

Over the years we have developed many investment property income streams that meet those criteria. They have all been constructed by our own building company, Assured Construction Ltd.

When investing in property, it is crucial to invest in growth markets, those that are likely to experience increased demand for property, both for purchase and for rent. This will lead to the rise in capital value and also rents, particularly if the property is well managed.

After reading this guide, if you still have questions, feel free to email me personally at john@assuredproperty.co.nz or visit my website www.assuredproperty.co.nz where you can view the present inventory of great property opportunities.

Kind Regards,

John Kenel

Editor, Hamilton Property Guide
CEO, Assured Property Investments

**Want to find out more?
Talk to the experts at Assured
Property.**

For more information about investing in Hamilton, please see assured.co.nz or contact Assured Property:

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5 Things You Should Know About Property Investing in NZ in 2023

When investing in property, it is crucial to invest in growth markets, those that are likely to experience increased demand for property, both for purchase and for rent. This will lead to the rise in capital value and also rents, particularly if the property is well managed. Thus the wealth of the owner grows as the income and capital grow.

Top 5 things you should know about NZ property investing in 2023:

1. Staying tenanted is key in any weather
2. High quality is always in demand
3. Interest rates: It may not need to be said, but interest rates are significantly lower than their longterm averages in New Zealand (see graphs below - source: RBNZ).

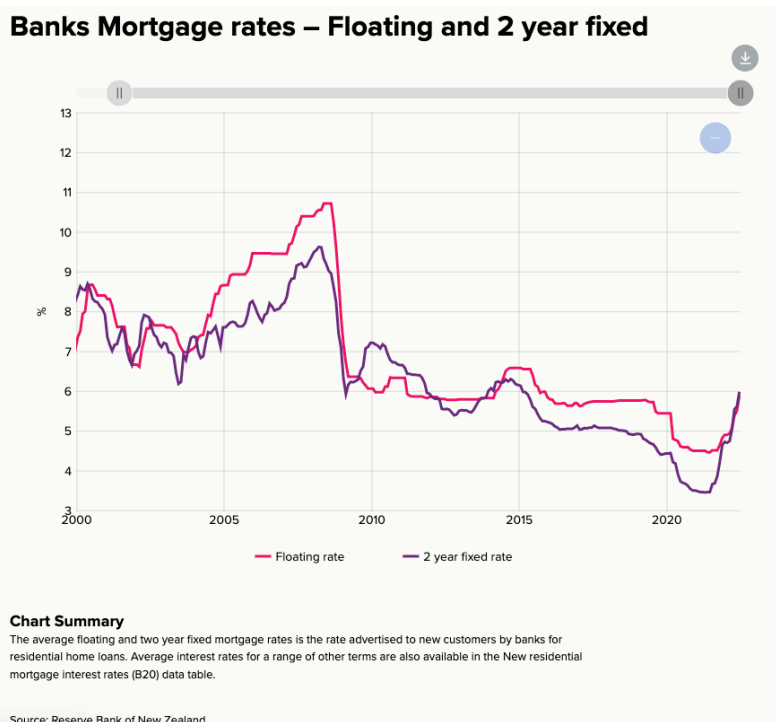
According to announcements in recent times, they are likely to stay this way "for some time". This

presents an opportunity to lock in a rate for 3 or even 5 years that is likely to be good over its lifetime.

4. There is so much more than Auckland! While the media focuses most of the attention on Auckland, other centres are also faring well and, unlike Auckland, not overpriced relative to yields.
5. There is no capital gains tax on the sale of investment property, and no stamp duty on the purchase of property, plus depreciation deductions can be made that reduce your income tax. To maximise on these deductions, a chattels valuation should be carried out when purchasing a property.

All this makes New Zealand a great place to buy investment property.

In New Zealand, the top investment locations are the main centres of Auckland, Wellington, Christchurch and Hamilton. After Auckland, Hamilton is the fastest growing of these cities.



About Hamilton

Hamilton is located in the Waikato, an area of New Zealand that is renowned for its agriculture. Hamilton is a rapidly growing city and is situated alongside the mighty Waikato river, New Zealand's longest river.

It has a growing population that currently stands at over 179,900. Statistics NZ predict that the city will grow at an annual rate of 1.4% over 25 year period, that's around 220,000 by 2043.

Hamilton has a temperate climate with an average maximum temperature in February of 24 degrees Celsius and in July of 14 degrees Celsius. The moderate year-round rainfall helps keep the surrounding areas green and farmers happy.





Hamilton's Economy

Hamilton is located in the heart of the Waikato, one of New Zealand's richest agricultural regions. The surrounding dairy industry strengthens Hamilton's economy and its wide business base of over 11,000 businesses. Waikato accounts for around 20% of New Zealand's total exports.

Hamilton is now regarded by exporters as New Zealand's inland port and a major transportation, storage and distribution centre. Development of a large inland port on land near the Ruakura Research Centre is underway, with the joint developers, Tainui Group Holdings and Port of Tauranga, stating that this project will create around 12,000 jobs, ¾ of which will be new to the area.

Health care is another major employer in the region as Hamilton provides an extensive range of high quality health care, ranging from primary through to highly specialised tertiary hospital services. Waikato District Health Board has approximately 6,500 employees. It is one of the largest of NZ's 21 health boards in terms of revenue and the types and numbers of services provided. It services a population of 400,000 people (8% of NZ's population), covers more than 21,220 square kilometers (8% of NZ's land area) and has a budget of over \$1.091 million.

A number of key research facilities are located in Hamilton, and a significant amount of New Zealand's science research is undertaken in a major Agritech cluster in and around Hamilton. The Ruakura Research Centre complex is an internationally renowned agricultural and horticultural research institution with other large research businesses such as Innovation Park, NDA and Livestock Improvement.

Waikato University is closely tied to this sector and was recently ranked number one of the top 270 universities in the world, with rankings of 350 or higher in eight subject areas.

There are food related businesses such as AFFCO and Fonterra, and technological companies such as Gallagher Group.

Appendix 1 provides more extensive information on a number of Hamilton's major employers.

Larger scale investors are seeing the city's potential with considerable investment in retail malls throughout the city. Tainui Group Holdings enormous commitment to Hamilton has led to the development of The Base, which is New Zealand's largest shopping complex. Also there is the Westfield shopping centre in Chartwell and the expansion by Kiwi Income in the Centreplace and Downtown shopping malls in the CBD.



Tertiary Institutions in Hamilton

There are two large educational facilities– the University of Waikato and Waikato Institute of Technology (Wintec).



THE UNIVERSITY OF
WAIKATO
Te Whare Wānanga o Waikato



Wintec
WAIKATO INSTITUTE OF TECHNOLOGY
Te Kuratini o Waikato

The University of Waikato was established in 1964 and was the very first university in the country to be built from the ground up. This prestigious learning center has 7 faculties teaching more than 12,000 students, yet has only 1000 on-campus single rooms, thus creating a steady rental demand in the Hamilton area.

Wintec is the 5th largest institute of technology in NZ with over 16,000 students and 1,200 staff offering 150 learning programmes.

It has recently opened a new \$12 million student hub which is the heart of the city campus, combining the library, student support and IT resources as well as providing a social space for students, staff and visitors. It is another strong drive of rental prices in the Hamilton Area.



**Te Wānanga
o Aotearoa**

There is also a Te Wānanga o Aotearoa campus in Hamilton. Te Wānanga aims to provide holistic education opportunities of the highest quality for Maori and others. It offers a wide range of certificate to degree level qualifications, guided by Maori principles and values, with a nurturing and inclusive learning environment.

The city caters for every student need and has a large range of activities for students. Hamilton has a number of community events that the University and its students feature in. These include; The Great Race – rowing against International Universities, the Balloons Over Waikato festival, "O" week – a week-long celebration to welcome students, and there is a day dedicated to celebrating University international students - generally held in September.



Leisure in Hamilton

In the last few years there has been significant development in Hamilton and the city now possesses several large shopping complexes. The Base complex, incorporating the Te Awa mall, is the largest shopping area in NZ. There is also the newly extended Westfield in Chartwell. The Centre Place and Downtown Plaza malls in the CBD have recently undergone massive development work. And if large shopping malls are not your thing, there are many independent shops and boutiques around Hamilton, particularly down the delightful Casabella Lane and neighbouring Barton St in the CBD.

The restaurant and bar area down Hood St and Victoria St is popular for breakfast, lunch, dinner and drinks. There are also several new restaurants on the recently developed Barton St side of Centre Place.

There are several cinemas in Hamilton, with a large multiscreen Hoyts at The Base and Event Cinema at Chartwell, plus the sophisticated Lido Cinema in Centre Place for the more independent movies.

There are also several theatres in town – Founders Theatre and Clarence St Theatre. Larger shows are hosted at the Claudelands Event Centre with its 6,000-capacity entertainment area. It was awarded the 2019 Large Venue of the Year award at the Entertainment Venues Association of NZ awards.

Hamilton is a city with a strong participation and following of sport and there are several teams based here. The Waikato Chiefs rugby team play at FMG Stadium in Hamilton and consistently make the playoff stages in the Super Rugby competition. There is cricket played at Seddon Park, a floodlit ground. Claudelands Event Centre hosts netball games for the Magic team, who are based in Hamilton. Not too far from Hamilton, is Lake Karapiro which is the home of NZ rowing and has a cycle way leading all the way to Cambridge, for the many keen cyclists around the area including the world-class Avantidrome.



Living in Hamilton

Hamilton has some excellent choices of schooling, both state schools and private. Some of the best schools in the country are in and around Hamilton, with St Peters School, Cambridge and St Paul's Collegiate as excellent private high schools and Hamilton Boys and Hillcrest High as excellent state school options.

Hamilton has an excellent location being in the North of the North Island, within easy reach of Auckland, NZ's largest and fastest growing city. The new motorway link between Hamilton and Auckland creates an even shorter trip between the two cities.

Hamilton has its own airport with discussions underway to bring international flights to and from the airport. It is busy with domestic flights and very easy to get to and park. Auckland has NZ's busiest international airport and is a mere 1 hour 15 drive from Hamilton.

Hamilton is nicely placed in between East and West coasts of the north island. For the surfers, Raglan is a quick 40 minute drive to the west, and for those who prefer the white sand, Mount Maunganui is just an hour away on the East coast. The stunning white sand beaches of the Coromandel Peninsula are a very popular holiday destination and just a couple of hours from Hamilton. For those preferring lake sports, fishing or skiing, Lake Taupo and Mount Ruapehu are 2 hours to the south.

Every June, the agricultural population of NZ converges on the Mystery Creek Events Centre, just outside Hamilton for the annual Fieldays exhibition. This is the largest agricultural show in the southern hemisphere and brings a lot of people into the area.

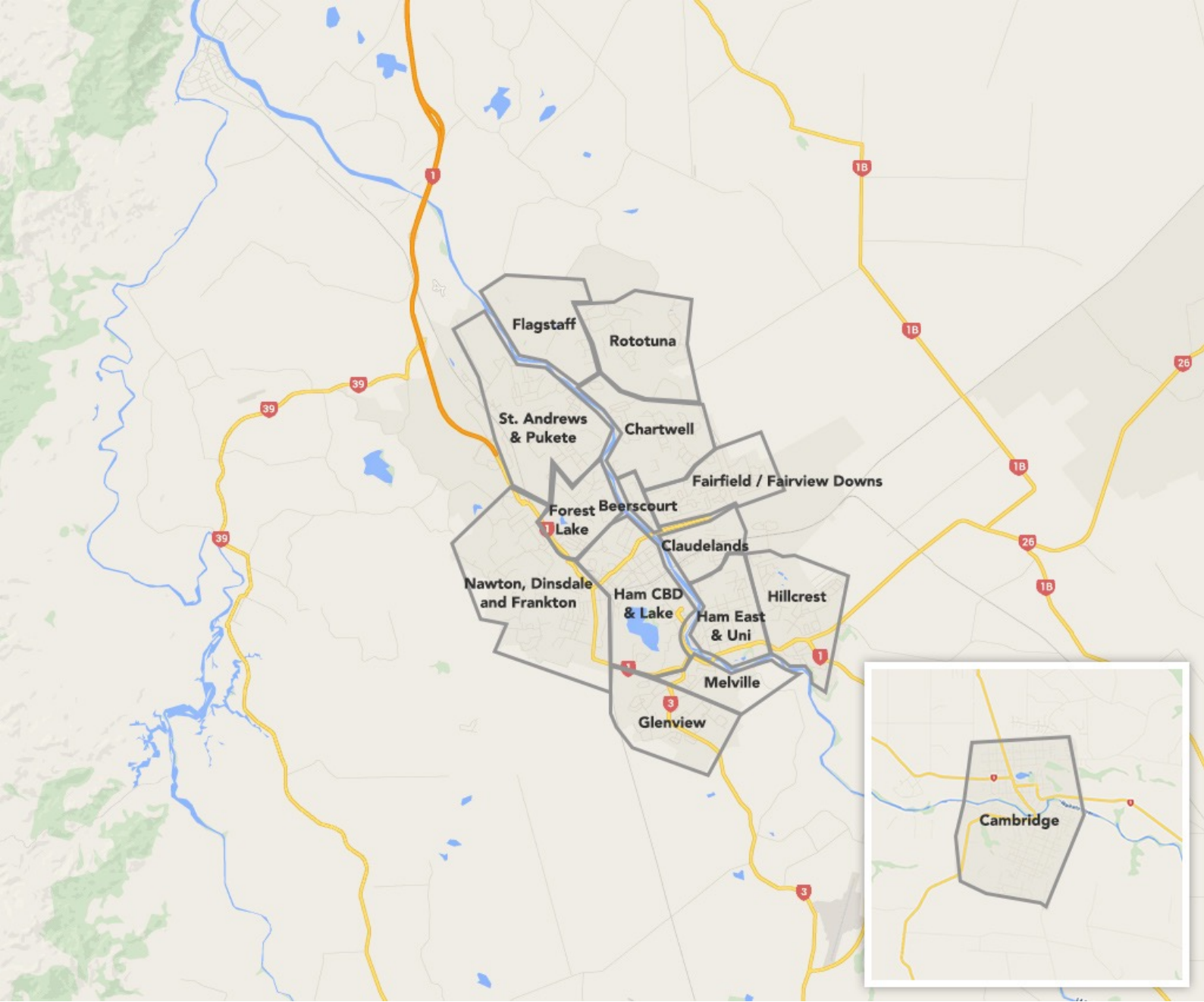
Hamilton's Property Market

Hamilton is projected to grow from the current population level of about 179,900 to 198,237 by 2031 and 277,557 by 2061, according to a recent study by the Population Studies Centre at The University of Waikato.

Hamilton is the fastest growing city after Auckland but property prices are a lot lower.

The median house price in Auckland is \$1,125,000 while the median house price in Hamilton is \$777,000.

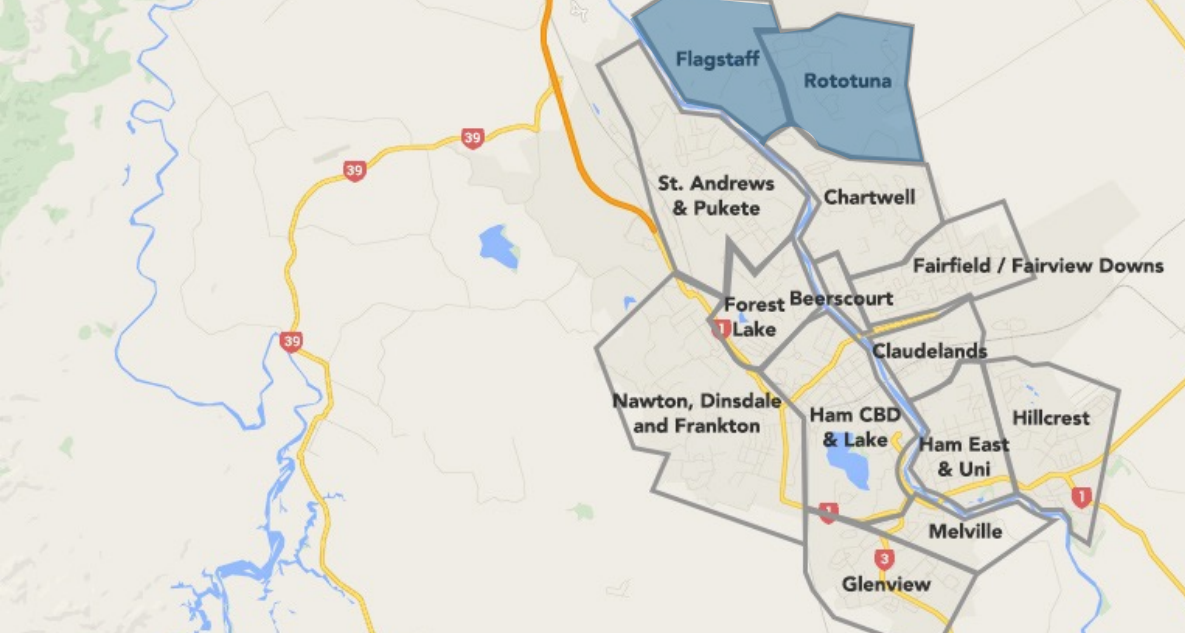
To rent a one bedroom apartment in Hamilton, one would pay about \$395 per week and slightly more, about \$430 per week in Auckland. Yet to buy that same apartment, one would pay almost 50% more in Auckland. This is a huge difference to the yield and one of the main reasons investing in Hamilton property is such a great opportunity.



Hamilton Suburbs

Quick Suburb Comparison

Suburb	Rent Lower	Rent Median	Rent High	House Price Average	Distance to CBD	Gross Return Median
Flagstaff & Rototuna	\$601	\$668	\$726	\$1,033,000	7km	3.36%
St Andrews/Pukete	\$535	\$570	\$620	\$801,000	7km	3.70%
Chartwell	\$510	\$560	\$650	\$825,000	4km	3.53%
Fairfield/Fairview Downs	\$515	\$553	\$604	\$718,500	3km	4.00%
Beerescourt	\$495	\$550	\$588	\$947,000	4km	3.02%
Claudelands	\$370	\$450	\$550	\$742,000	2km	3.15%
Hamilton CBD/Hamilton Lake	\$311	\$473	\$590	\$801,000	0km	3.07%
Forest Lake	\$479	\$530	\$600	\$729,000	5km	3.78%
Nawton, Dinsdale, Frankton	\$471	\$528	\$565	\$663,000	5km	4.14%
Melville	\$270	\$395	\$540	\$633,000	3km	3.24%
Glenview	\$458	\$540	\$600	\$749,000	5km	3.75%
Hamilton East/University	\$280	\$440	\$570	\$713,000	4km	3.21%
Hillcrest	\$250	\$480	\$600	\$760,000	4km	3.28%
Cambridge	\$510	\$605	\$691	\$1,055,000	22km	2.98%



Flagstaff & Rototuna

Today Flagstaff is a popular suburb with homes dominantly from the 1990s and after filling the area.

Flagstaff boasts a lovely community feel, being just far enough outside of Hamilton city to escape the bustle of a busy city centre. The Flagstaff Shopping Centre contains a variety of shops, including specialty and day-to-day amenity stores. Flagstaff is close to the Rototuna Shopping Centre, which contains a selection of clothing stores, a supermarket and dining opportunities. Nearby central Hamilton offers a larger range of pleasure and community amenities.

Rototuna is a residential area with many family homes set on generous sections throughout the wider area. Residents enjoy a relaxed lifestyle outside of the central city bustle while maintaining easy access to Hamilton's various offerings. Rototuna contains two supermarkets as well as a range of specialty stores in two shopping centres in the area. Dining is available in cafés and restaurants. Nearby central Hamilton also offers designer and boutique fashion as well as plenty of entertainment options. There are many local parks, including Grosvenor Park and Mangaiti Park, in Rototuna offering residents ample outdoor opportunities.

Real Estate & Design

An explosion of modern homes in new subdivisions on what was once farmland characterises this primarily residential suburb of north-eastern Hamilton. Modern brick or stucco and tile homes both in single and double storey are typical of the area. The natural geographical features of the gullies and river have attracted larger luxurious homes along their banks. Real estate in the area, which includes subdivisions of Grosvenor, Callum Brae, Huntington and St James, has seen a surge in building numbers with over 2500 homes housing more than 6800 people at last count. However, the number grows every day.

By the numbers

24,330
Suburb Population

35.8
Average Age

7
Kilometers from CBD

\$601pw
Low Rental

\$668pw
Median Rental

\$726pw
High Rental

\$1,033k
Average House Value



St. Andrews & Pukete

St Andrews is an attractive residential area with tree-lined streets and a lovely community feel.

The local St Andrews Golf Course is open to members and guests. St Andrews contains a small number of shops, with a much greater range available in nearby Te Rapa. The Base, a local shopping centre, contains a wide range of designer and boutique fashion as well as an outlet mall. Cafés and restaurants are also available in the area. St Andrews contains a number of local parks, all of which provide great outdoor opportunities for the whole family .

Pukete is a residential suburb popular with families and industry workers that work at nearby Te Rapa.

Homes in the area vary, and were generally built from the 1970s onwards. Pukete residents enjoy a relaxed lifestyle just outside the city centre. Pukete contains a number of local amenities, including a small supermarket, bakery and specialty shops. Further amenities, including boutique and designer fashion as well as cafés and restaurants, can be found in nearby Te Rapa or in the popular 'The Base' shopping centre.

Real Estate & Design

The area around the golf course is typified by 1960 and 1970 large basement homes. The areas closer to the river off Delamare Road were developed throughout the 80s and 90s and include many architecturally designed riverside houses. The area behind the Sandwich Road shops has more modest and affordable three bedroom homes.

By the numbers

10,430

Suburb Population

35.5

Average Age

7

Kilometers from CBD

\$535pw

Low Rental

\$570pw

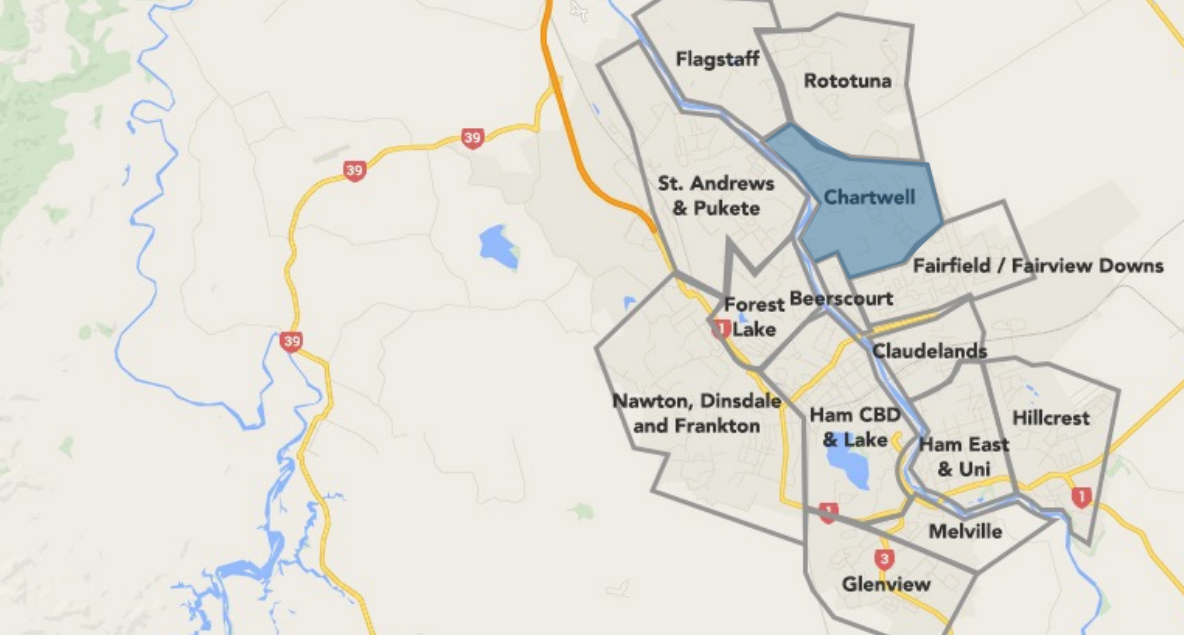
Median Rental

\$620pw

High Rental

\$801k

Average House Value



Chartwell

Chartwell was largely developed as a residential area after the 1950s, with houses from the 1970s dominant in the area. The suburb is popular with families and many residents commute into central Hamilton for work. Chartwell has a large range of shopping opportunities, most notably the Westfield Shopping Centre, which contains over 80 designer, specialty, mainstream and boutique stores. Chartwell also has access to a dentist and doctors' office as well as restaurants, cafés and takeaways. Alternatively nearby central Hamilton offers a greater range of amenities.

Real Estate & Design

Brick and tile homes with pitched roofs built during the 1970's dominate the real estate in Chartwell. These range from the modest three bedroom homes to the more elaborate four bedroom, two living, basement garaging homes which in some cases include such modern features as ensuites. More elaborate homes of a later era hug the cliff tops of the river overlooking the St Andrews golf club. To the north the exclusive area of Harrowfield was established in the early 1990's. Large executive homes have been built in this area. On the eastern boundary the small area of Heritage Park features modern houses of the late 1990's.

By the numbers

2,680
Suburb Population

31.2
Average Age

4
Kilometers from CBD

\$510pw
Low Rental

\$560pw
Median Rental

\$650pw
High Rental

\$825k
Average House Value



Fairfield/Fairview Downs

Fairfield is a unique suburb with a wide range of housing available.

The suburb is popular because of its close location to central Hamilton, with many residents commuting into the city during the week. Fairfield contains its own set of shops in an open mall, as well as a few hair salons and a fruit shop. There is a range of takeaways and bakeries in the area, as well as a small smattering of restaurants. More dining and shopping is available in nearby central Hamilton. Fairfield has access to some beautiful parks in the area, including Ranfurly Park, Caro Park and Fairfield Park. All offer great opportunities for a leisurely walk, family picnic or other recreational activities.

Fairview Downs is a still-developing suburb. It borders Raymond Park, which contains a sports field for cricket,

rugby and soccer, and provides accommodation, a playground and public toilets. Though Fairview Downs is not self-sufficient, it does have a small supermarket. Nearby Enderley provides access to a range of shops and dining opportunities, including a Hell's Pizza, bars and cafés. Enderley has an events and convention centre as well as a large park with a race course.

By the numbers

8,280
Suburb Population

29.7
Average Age

3
Kilometers from CBD

\$515pw
Low Rental

\$553pw
Median Rental

\$604pw
High Rental

\$718k
Average House Value



Beerescourt

Today Beerescourt is a popular suburb because of its close location to central Hamilton while still managing to maintain a relaxed community feel.

Some homes in the area command views of the Waikato River. Most homes were built in the 1930s-1950s. Beerescourt has its own variety of shops, including a pharmacy, restaurant, café and takeaways. Other day-to-day amenities can be found a short commute away in central Hamilton. Beerescourt is home to Vardon Park, which provides lovely walks and is great for family entertaining.

Real Estate & Design

A mixture of homes built throughout Hamiltons history. Many early homes from the 1900s have been renovated and modernised. A period starting in the 1930s saw a number of art deco homes built throughout the area. The work of prominent Hamilton architect Terrence Vautier is evident throughout these suburbs. It was his work in particular that caused Ronald Vines to exclaim in his 1940s Womans Weekly article that Fine new homes beside fine old Waikato, the homes of Hamilton are amongst the most modern and beautiful in New Zealand. Fine examples exist in Waterfall House at 1337 Victoria Street and 543 River Road. The 1950s and sixties was a time when many brick homes were built. Many of these have polished floors and are modernised throughout. Infill housing and the popularity of this area in such close proximity to the city has seen modern homes introduced throughout the area.

By the numbers

2,340

Suburb Population

37.6

Average Age

4

Kilometers from CBD

\$495pw

Low Rental

\$550pw

Median Rental

\$588pw

High Rental

\$947k

Average House Value



Claudelands

Claudelands is one of Hamilton’s oldest suburbs; reminiscent of the early settler days with many bay villas and bungalows in the area that date back to the late 1800s/early 1900s.

Because of their historic value, the Hamilton City Council has set strict rules on housing alterations, demolitions and new developments. Claudelands is home to the Claudelands Showgrounds; a site for agricultural shows and events in Hamilton. It also has a dog racing track. Recently the government has converted some of the land into a local park, providing ample opportunity for leisurely walks or sporting activities. Being close to central Hamilton means that Claudelands residents have easy access to its great range of amenities.

Real Estate & Architecture

One of the early settlements Claudelands has many period homes from the early 1900’s which provide much of the area’s character. Many of these homes still exist today with owners who take particular pride in their restoration / preservation. The areas of mature vegetation with large street trees and front yard gardens enhance the character of Claudelands.

Rapid development throughout the 1970’s lead to large blocks of flats being built in the area. In 1980’s and early 1990’s a great deal of infill housing was developed on the ¼ acre sections which were common in the area.

The Claudelands West Special Character Area has now been created to preserve the character of a significant portion of the area.

By the numbers

3,240
Suburb Population

32.8
Average Age

2
Kilometers from CBD

\$370pw
Low Rental

\$450pw
Median Rental

\$550pw
High Rental

\$742k
Average House Value



Hamilton CBD/Hamilton Lake

Hamilton Central is the thriving centre of Hamilton City. It is located on the bank of the Waikato River, about 130 kilometres outside of Auckland city.

Hamilton city is home to many tertiary institutions, leading to an influx of about 25,000 tertiary students each year. Hamilton has a substantial shopping area, a large amount of cafés, primary and secondary institutions and a wealth of sporting opportunities.

Hamilton Lake is a 64 hectare lake formed in the crater of an ancient volcano. It is 2.4 metres deep on average, but can get up to 6 metres deep. Water from the lake moves through an underground fissure to the Maeroa Gully. The lake hosts sailing during 9 months of the year with the Hamilton Yacht Club sailing the western side of the lake. Motor boats, apart from yacht rescue boats, are prohibited on the lake, making for a peaceful yachting experience.

Real Estate & Architecture

Real estate in the Central City and the city fringe has shown dramatic change. Hamiltonians requirement for higher density housing has seen many older houses removed and blocks of walk-up apartments or stand-alone townhouses erected. The northern fringe of the CBD, known as Whitiara, has a wide choice available in a variety of settings.

There are still many homes of the 1920's and 1930's period scattered through the central city fringe. Some of these have proved popular as commercial offices while others have been renovated and are enjoyed by those who appreciate the character of the era.

Around Lake Rotoroa there are numbers of character homes on stately sections which overlook the lake.

By the numbers

7,670
Suburb Population

32.4
Average Age

0
Kilometers from CBD

\$311pw
Low Rental

\$473pw
Median Rental

\$590pw
High Rental

\$801k
Average House Value



Forest Lake

Forest Lake is a well-established suburb about five kilometres outside Hamilton and only about three kilometres from Te Rapa.

Forest Lake is still growing, featuring often generously sectioned homes dating from the 1910s-1930s as well as Huntly Brick houses from the 1960s. New townhouse sections are currently being developed. Forest Lake is home to Minogue Park, a large recreational area as well as a prominent location for netball games. The suburb has an aquatic centre and is only a few minutes' drive away from shopping and dining opportunities in both Hamilton and The Base shopping centre at Te Rapa.

Real Estate & Design

The period of development is typified by the housing in the suburb as much of the development occurred between 1910 and 1930. Many of the houses typify the transition from late villas to early bungalows. The gable and high stud were reduced but in some cases the half verandah at the front was retained. Double hung windows gave way to side hung casement windows, often with top hung fan lights. The narrower bevel back weatherboards took over from the rusticated profile. As you move through the suburb away from the city the housing changes and the influence of the 1960s Huntly brick home typifies much of the suburb. Forest Lake/Maeroa has a sprinkling of unique homes such as 45 Forest Lake Road which is a Spanish style bungalow fashioned by Terrance Vautier. Due to its proximity to the city, many of the larger sections are giving way to modern infill townhousing.

By the numbers

2,660

Suburb Population

36.3

Average Age

5

Kilometers from CBD

\$479pw

Low Rental

\$530pw

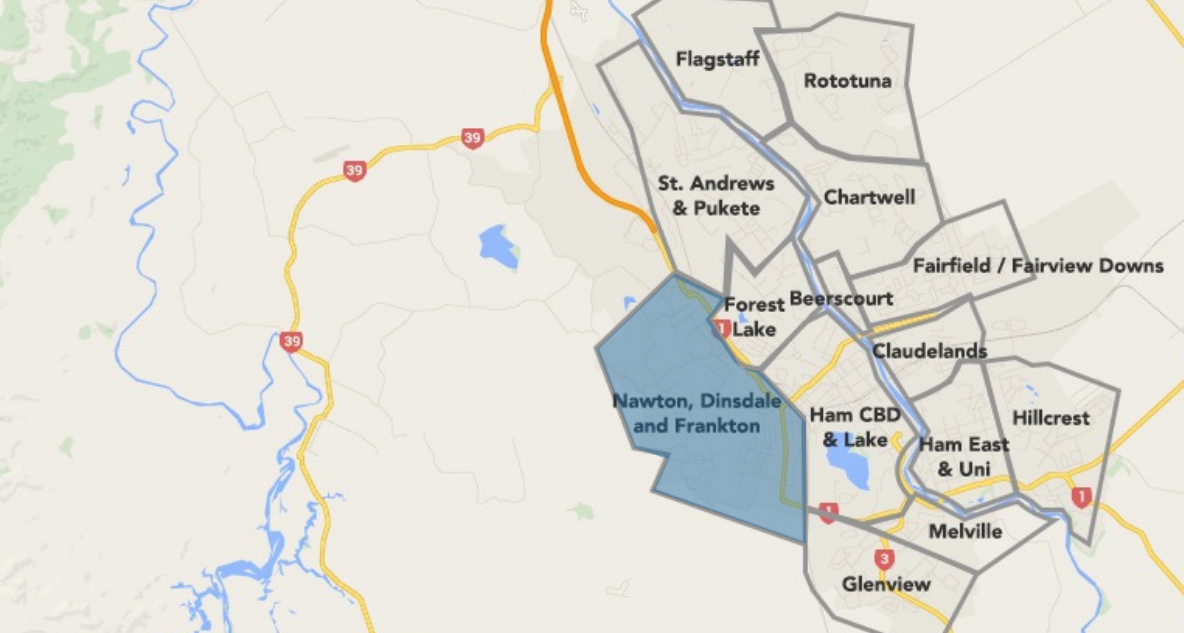
Median Rental

\$600pw

High Rental

\$729k

Average House Value



Nawton, Dinsdale and Frankton

Nawton is a suburb of Hamilton and was named after the city in North Yorkshire, England.

Today Nawton is a community suburb with modest homes dominant in the area. Nawton residents enjoy access to a range of parks and domains throughout the area, including Dominion Park and Elliot Park, all of which contain great outdoor opportunities for the whole family. Nawton contains a good range of local amenities such as a supermarket, specialty stores and a small selection of dining options. Further entertainment, clothing and dining options are available in central Hamilton.

Dinsdale itself was mostly developed in more recent years.

Today Dinsdale is largely a residential suburb with most homes on the hillside commanding views across the city. Many residents commute between Dinsdale and Hamilton for work and the suburb is popular with families. Bremworth Park provides walking, picnic and sporting opportunities, and the suburb is also close to Raglan Beach. Dinsdale is close to a range of amenities including a supermarket, pharmacy, petrol station, post office, bookstore and medical centre. Further amenities and entertainment venues are available in nearby central Hamilton.

Frankton was one of the older suburbs of Hamilton, and still contains a slightly village-type feel today.

The suburb is largely residential, though it does contain a range of shops on the main drag, including pharmacies, health stores, a post office, a bank and a small range of cafés. Frankton is close to central Hamilton, which contains a wider range of amenities such as shopping and dining opportunities.

By the numbers

17,910
Suburb Population

32.4
Average Age

5
Kilometers from CBD

\$471pw
Low Rental

\$528pw
Median Rental

\$565pw
High Rental

\$663k
Average House Value



Melville

Today Melville is largely residential with many modest family homes throughout the area.

The suburb's location on State Highway 3 means that it has easy access into central Hamilton, making the area popular with business commuters. Melville is home to a range of amenities, including a pharmacy, a hospital, social services, cafés, restaurants and other day-to-day and specialty amenities. Melville contains both Golan and Melville Parks in the area, each providing great outdoor opportunities for the whole family.

Housing & Real Estate

The range of housing throughout the Melville / Glenview suburb is quite diverse. From the modest state houses in Melville through to larger more modern homes throughout the Houchens Road, Glenview area, Melville/Glenview has a property for everyone.

By the numbers

5,950

Suburb Population

29.9

Average Age

3

Kilometers from CBD

\$270pw

Low Rental

\$395pw

Median Rental

\$540pw

High Rental

\$633k

Average House Value



Glenview

Glenview is a popular residential suburb because of its location near central Hamilton, the public hospital and Hamilton International Airport.

Glenview contains a range of shopping options, including the Glenview Shopping Centre which contains a supermarket, and many local restaurants. The residents' favourite is the Glenview Tavern. Glenview is near the Gallagher Aquatic Centre and a range of parks, including Glenview Park and Te Anau Park, both of which provide great opportunities for leisurely walks, family picnics and other recreational activities.

Housing & Real Estate

The range of housing throughout the Melville / Glenview suburb is quite diverse. From the modest state houses in Melville through to larger more modern homes throughout the Houchens Road, Glenview area, Melville/Glenview has a property for everyone.

By the numbers

2,560

Suburb Population

30.2

Average Age

5

Kilometers from CBD

\$458pw

Low Rental

\$540pw

Median Rental

\$600pw

High Rental

\$749k

Average House Value



Hamilton East / University

Hamilton East has a small community feel with its main commercial and retail strip located on Grey Street.

This provides a range of shopping opportunities including great dining options and a selection of designer shops. Hamilton East is only about a 10 minute walk away from the illustrious Hamilton Gardens, while Hamilton City provides a range of amenities including a library, cinema and museum.

Real Estate

Hamilton East is characterised by popular villas and bungalows built early in the 20th century. Many of them have been renovated to include modern amenities. However, most owners bought the houses to recapture the nostalgia of the era. The high studs, exposed native timbers and distinctive craftsmanship, which typify these homes, are often preserved by owners sympathetic to the period.

During the 1970's blocks of flats were introduced to the Hamilton East area. Pepper potted throughout the suburb these allowed for higher density housing and today provide some of the cosmopolitan diversity in the area.

Much of the Cameron Road/Knighton Road area has been developed to provide student accommodation. Extensive subdivision has created a village flavour just below the grounds of the University.

Over the hill and surrounding the University the housing is typified by three bedroom weatherboard homes of around 1960 vintage. The area behind the shopping centre on Cambridge Road has larger more substantial homes many with gully or river outlooks.

By the numbers

9,970

Suburb Population

30.4

Average Age

4

Kilometers from CBD

\$280pw

Low Rental

\$440pw

Median Rental

\$570pw

High Rental

\$713k

Average House Value



Hillcrest

Hillcrest is dominantly residential with quaint family homes largely available in the area.

Hillcrest contains a small amount of local amenities, including the popular Boston Café & Bar, otherwise a short commute into central Hamilton provides a wide variety of amenities. Hillcrest is located near Hillcrest Park, Edinburgh Park and Marist Park, which contains the Hillcrest Stadium, as well as the ever-popular Hamilton Gardens. All locations provide great recreational opportunities for the whole family, such as play areas, picnic spots, walks and other recreational activities.

By the numbers

6,430

Suburb Population

27.1

Average Age

4

Kilometers from CBD

\$250pw

Low Rental

\$480pw

Median Rental

\$600pw

High Rental

\$760k

Average House Value



Cambridge

Cambridge is a majestic tree-lined town which enjoys a great central location.

Its proximity to many North Island towns and cities makes Cambridge an ideal location for visitors, businesses and its over 18,180 residents. It is proudly called the Home of Champions – a reflection of the area's success at producing champions in the fields of sport as well as other fields of endeavour.

Cambridge is a town that thrives on agriculture, in particular the dairy industry, which is responsible for more than a tenth of local jobs. The equine industry also plays a major part in the Cambridge economy, with the Waikato employing more than half of the industry's national workforce and exporting more than \$150 million of bloodstock a year, many of them born and raised in paddocks on the outskirts of the town.

Tourism has been an increasing focus, based around activities on Lake Karapiro and at the Maungatautari Ecological Island, 3,400 hectares of pest-free mountain reserve, offering sanctuary to native birds and endangered species.

Cambridge is also well-suited to those who enjoy a walk or cycle ways - either for a gentle ride or to compete against the world's best cyclists. In 2013, Cambridge became the National Home of Cycling for all four disciplines of the sport - indoor, road, BMX and mountain biking - with the world-class international Avantidrome velodrome.

Cambridge is located a 20min drive south of Hamilton, and only an hour's drive from Rotorua and Tauranga, 1 ½ hours from Taupo and once the new bypass is finished, about 1 ½ hours from Auckland.

By the numbers

21,600

Population

37.4

Average Age

22

Kilometers from
Hamilton CBD

\$510pw

Low Rental

\$605pw

Median Rental

\$691pw

High Rental

\$1,055k

Average House Value

Appendix 1: Major employers in Hamilton area



AFFCO New Zealand

Employs more than 2,800 people and is one of New Zealand's leading meat companies, processing and exporting more than 150,000 tonnes of quality meat products every year. It operates nine processing sites across the North Island of New Zealand, and is represented on six continents through a network of overseas offices and agents.



AgResearch Ltd

New Zealand's largest Crown Research Institute – a combination of research centres such as Ruakura, Grasslands, Wallaceville, Lincoln and Invermay where research is carried out to assist pastoral industries, food processing and innovative products.



Alstom Grid

Provides products and system to transmit and distribute electricity, ensure the reliability, quality and safety of energy flows, as well as operate efficient networks through information management.



CHH Kinleith

Pulp and paper milling



Digipoll Limited

A fieldwork services provider specializing in computer assisted telephone interviewing, using an exclusive Random Digit Dialling programme development in-house.



Environment Waikato

Manages natural and physical resources in the Waikato region – including pest control and natural hazard management.



Fonterra Canpac International Ltd

Branded, nutritional milk products, blending, sachet packaging, consumer packing, metal packaging, printed cans, canning components and cans.



Forlong & Maisey

Agriculture, biotechnology, light innovation, light aviation, transport logistics, science research, education and healthcare dominate most of the Hamilton economy with other sectors such as manufacturing and retail emerging. This provides a diverse employment environment in the city and a growing demand for property.



Gallagher Group Ltd

Animal management systems, fencing, farm performance monitoring.



The Lines Company Limited

Manages the power lines in the King Country of New Zealand. Head office is in Te Kuiti, but they also have physical presence in Otorohanga, Taumarunui, Turangi, Ohakune and Mangakino.



Livestock Improvement Corporation

LIC's mission is to lead the world with genetics and knowledge to create wealth for pastoral dairy farmers. Livestock improvement sets the standards for the world in dairy herd improvement through a unique national database.



NDA Engineering Ltd

Fabricator of large stainless steel process vessels and other equipment. Our customers are mainly from process industries with a large proportion of work being carried out for the dairy, wine, brewing, chemical, mining, pulp and paper, pharmaceutical and food and beverage industries.



New Zealand Forest Managers Ltd

A privately owned company specializing in forest management organization that provides commercial forest owners with a comprehensive management service covering the full range of operations from forest development, protection and investment through to harvesting and marketing.



On Gas Ltd

NZ's second largest LPG supplier. As part of the NGC Group of companies, On Gas distributes and sells LPG, propane, and butane to industrial, commercial, residential and automotive markets.



Perry Group Ltd

Operates businesses in the property development, metal protection, quarrying, sand mining, waste solutions, fertilizer, manufacturing, leisure and entertainment industries.



Porter Hire Ltd

Their core business activity is to hire a wide range of earthmoving equipment throughout New Zealand. They are the largest rental company in the Southern Hemisphere. Currently over 1200 machines make the extensive line of equipment.



Timpack Industries Ltd

Provides one of the most comprehensive lines of products and services in the timber based packaging industry – the convenience and economy of ‘single-sourcing’ customers’ packaging and service needs.



University of Waikato



Waikato District Health Board

Responsible for funding and providing services to achieve good health and independence for the 320,000 people living in the Waikato district of the central North Island of New Zealand.



Waikato Institute of Technology



Waikato Times Ltd

Established in 1872, it is the third largest daily newspaper in the North Island, and the most popular and well read newspaper in the region.



Wallace Corporation Ltd

Employs some 600 staff seasonally. The company is a significant exporter with over 80% of sales to the USA, Canada, Europa, Australia and Asia. Additionally WCL owns dairy farms surrounding the Waitoa Site and dry stock farms.

Sources & Thanks

We would like to thank the following websites for providing data for the Hamilton Property Guide.

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If you are interesting in investing in the region, Assured Property would be happy to help.

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