



# Information Memorandum

1135 Arawa Street, Rotorua, New Zealand  
Te Rotorua-nui-a-Kahumatamomoe

Prepared by Bayleys on the 1<sup>st</sup> May 2015.

**BAYLEYS**

# 1135 Arawa Street, Rotorua, New Zealand



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# Notice and Disclaimer

## Please read before reading the contents of this Memorandum

This Information Memorandum (the “Memorandum”) is in relation to **1135 Arawa, Rotorua**, (the “Property”) and has been prepared by **Bayleys**, Licensed Under The REA ACT 2008, T/A Bayleys Real Estate (the “Adviser”) for the owners on the basis of information provided to the Advisers by the Owners. This Memorandum is for use solely by selected parties in considering their interest in making an offer to acquire the property. This Memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the assets and then making their own evaluation of the property and its assets.

This Memorandum does not purport to contain all information that a prospective purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this Memorandum and the property. Neither the delivery of this Memorandum nor any contractual agreement concluded thereafter shall under any circumstances create any implication that there has been no change in the affairs or prospects of the property since the date of this Memorandum or since the date as at which any information contained in this Memorandum is expressed to be applicable.

The Advisers have not independently verified any of the information contained in this Memorandum. None of the Advisers or the Owner make any representation or warranty as to the accuracy or completeness of the information contained in this Memorandum and none of the Advisers or Owner shall have any liability for any statements, opinions, information or matters (expressed or implied) arising out of, contained in or derived from, or for any omissions from, or failure to correct any information in this Memorandum, or any other written or oral communications transmitted to any recipient of this Memorandum in relation to the property.

Retention of this Memorandum will constitute acceptance by the recipient and readers of these terms and conditions and any recipients who do not accept any of the terms and conditions should return the Memorandum to the Advisers immediately.



# Property Summary

## Address

1135 Arawa, Rotorua, New Zealand

## Building Description

This 10 Storey building comprises of ground floor retail and a main entrance foyer off Arawa Steet, eight levels of air conditioned office space, and one level of secure car parking.

## Building Area

Net lettable area	8,0008sqm
Gross building area	9,228.89sqm

## Land Area

Two Freehold Titles Totaling	1,649sqm
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## Carparks

Total Secure Carparks	Forty Five (45)
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## Location Description

The property is front and center of the city's main business area with panoramic views over Rotorua city and lake.

Neighbored by the new Rotorua Regional Council, with the City Library, Courthouse and Visitor Centre all on the opposite side of Arawa Street.

## Seismic Assessment

Based on building drawings the basic baseline IEP result is 113% NBS with a net IEP result of 79% taking into account site characteristics due to known geothermal activity in the area.

*(A copy of the IEP report is attached).*

## Current Rental

Net Rental	124,734.60p.a.+ GST
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# Building Details

## Building Overview

This is the largest and most prominent building in Rotorua city, currently known as the Zens Centre. It towers above all others with its 10 levels, comprising of ground floor retail and a main entrance foyer off Arawa Street, eight levels of air conditioned office space, and one level of secure car parking accessible via a service lane off Pupaki Street.

## Building Areas

The property has a land area of 1,649sqm on two freehold titles. Total gross floor area of 9,228.89sqm with a total net lettable area of 8,008.62sqm

### Gross Floor Areas:

Ground Floor Retail	1,642.86
Ground Floor Storage	77.08
Level 1	1,008
Level 2	1,008
Level 3	1,008
Level 4	1,008
Level 5	1,008
Level 6	624.46
Level 7	624.46
Level 8	529.6
Level 9	415.5
Level 10 plant room	274.93

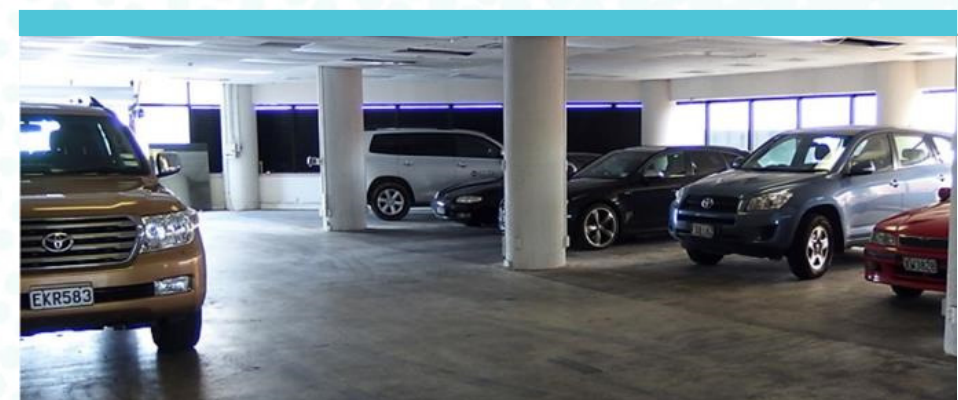
### Car Parks

Secure ground floor parking	Fourteen (14)
Secure first floor parking	Thirty One (31)
<b>Total Secure Carparks</b>	<b>Forty Five (45)</b>

Access to the car parking is via a service lane from Pupaki Street.

### Lifts

The tower levels are serviced by three 9,000kg or 13-person capacity lifts.



# Location

## Location

The property is front and center of the city's main business area with panoramic views over Rotorua city and lake.

Neighbored by the new Rotorua Regional Council, with the City Library, Courthouse and Visitor Centre all on the southern side of Arawa Street.

## Nearby surrounds

A short walk to the north is Lake Rotorua base of many tourist attractions such as Jet boat and Volcanic Air Safaris visiting nearby locations such as White Island.

To the east are Government Gardens, Golf Course, Rotorua Museum and the Polynesian Spa.

Also within walking distance is the new and popular Eat Streat which has recently undergone a 2 million dollar upgrade. Here you will enjoy quality restaurants, cafés, bars and an Ice Cream Parlour. The covered central walkway with retractable roofing is the focal point for this all-weather al fresco dining area, making it ideal for concerts and other entertainment year round.

The building towers above the Novotel Hotel which is situated to the north west of the property.

## Rotorua

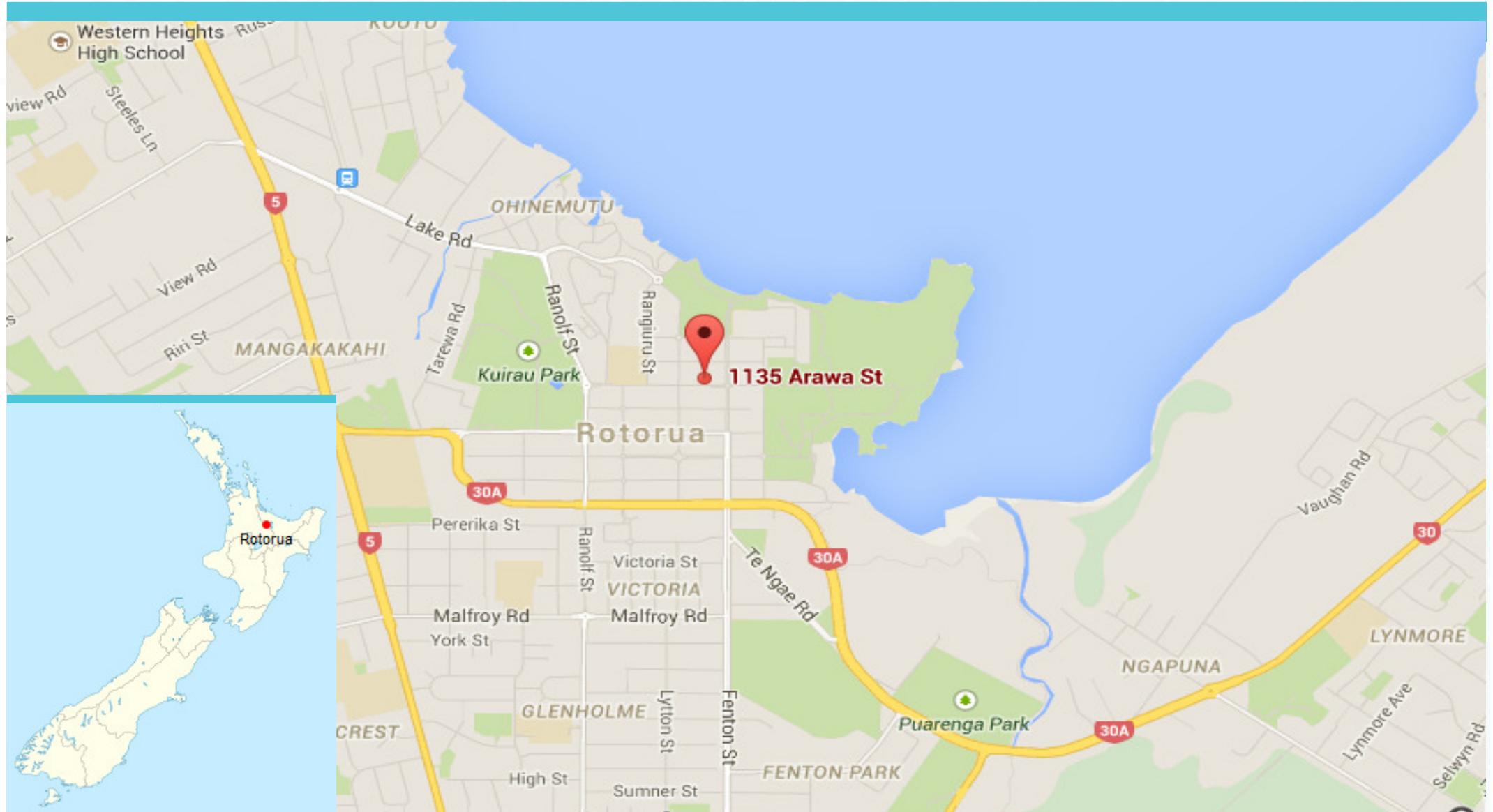
Rotorua is situated in the Bay of Plenty, appropriately named for its abundance in natural resources. With glistening lakes, spectacular forests and amazing geothermal wonders, making the area a hotspot for tourism.

Rotorua is one of New Zealand's most diverse economies including forestry and wood processing, tourism, geothermal, agribusiness, education, health, manufacturing and social services.



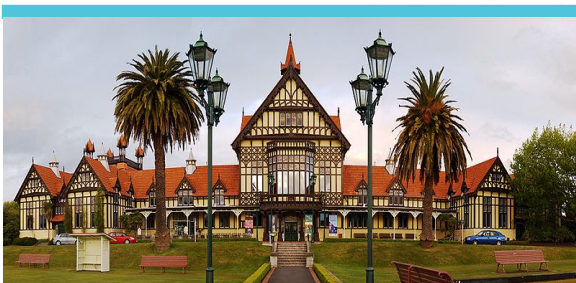
**Actual view from the building**

# Location

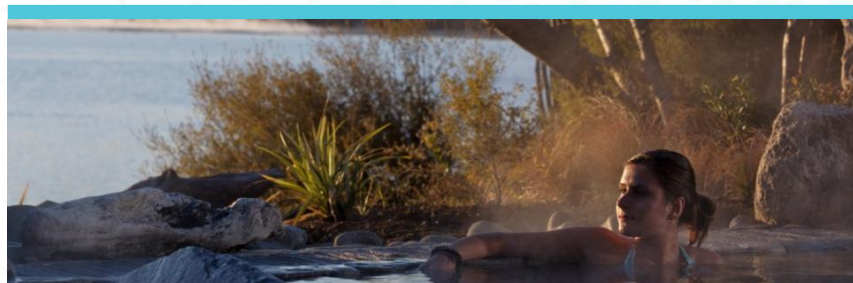




# Location



Rotorua Museum of Art and History



Polynesian Spa



Skyline Rotorua Luge

# Zoning



## Operative District Plan

The Zoning of 1135 Arawa St is **Commercial B** under the Operative District Plan.

## Proposed District Plan

The Zoning of the property is **City Centre** under the Proposed District Plan.

## Current Application

We have been advised that at present the most restrictive provisions of both District Plans applies while the appeals process is conducted to the Proposed District Plan.

## Rotorua District Plan

Both District Plans and brochures are available on the Rotorua District Council website at;  
<http://www.rdc.govt.nz/our-services/planningservices/Pages/default.aspx>

# Tenancy Details

Level	Total sqm Gross	Tenant	sq m	carparks	Lease Rental	OPEX %	OPEX \$	OPEX Paid	Net Rental	Lease
GF Retail	1642.86	Vacant	188			2.3475%	\$ 8,214.37	\$ -	-\$ 8,214.37	Vacant
GF Storage	77.08								\$ -	
GF Retail		Vacant	357			4.4577%	\$ 15,598.57	\$ -	-\$ 15,598.57	Vacant
GF Retail		Fairfax Media	203	2	\$ 27,600.00	2.5348%	\$ 8,869.77	\$ 3,415.00	\$ 22,145.23	monthly
GF		Carparks Open		3						
GF		Carparks Internal Secure 11		6	\$ 12,480.00				\$ 12,480.00	
1	1008	Carparks Internal Secure 17								
1		Carparks Internal Stacked 4								
1		Carparks External 10								
2	1008	Vacant	1008			12.5864%	\$ 44,043.01	\$ -	-\$ 44,043.01	Vacant
3	1008	Vacant	1008			12.5864%	\$ 44,043.01	\$ -	-\$ 44,043.01	Vacant
4	1008	Legal Services	252		\$ 44,730.00	3.1466%	\$ 11,010.75	\$ 8,488.00	\$ 33,719.25	monthly
4		Martin Hine	211	2	\$ 27,084.44	2.6347%	\$ 9,219.32	\$ -	\$ 17,865.12	monthly
4		White Heron	47		\$ 8,150.00	0.5869%	\$ 2,053.59	\$ -	\$ 6,096.41	monthly
4		Moana Dorsett	90	3	\$ 14,633.00	1.1238%	\$ 3,932.41	\$ 1,570.00	\$ 10,700.59	monthly
4		Rob Vigour Brown	42.57		\$ 6,000.00	0.5316%	\$ 1,860.03	\$ -	\$ 4,139.97	monthly
5	1008	Tree Lab	258.5		\$ 34,897.50	3.2278%	\$ 11,294.76	\$ -	\$ 23,602.74	monthly
5		Glen Hawkins	313		\$ 34,000.00	3.9083%	\$ 13,676.05	\$ 3,496.00	\$ 20,323.95	monthly
5		Department of Internal Affairs	248.6	3	\$ 41,507.00	3.1042%	\$ 10,862.19	\$ -	\$ 30,644.81	1/07/2016
5		Temp Resources	104		\$ 10,503.00	1.2986%	\$ 4,544.12	\$ 6,685.00	\$ 5,958.88	31/03/2018
6	624.46	Vacant	624.46				\$ 27,284.82		-\$ 27,284.82	Vacant
7	624.46	Department of Labour	602	4	\$ 125,599.00	7.5169%	\$ 26,303.46	\$ 4,904.00	\$ 99,295.54	1/12/2015
8	529.6	Vacant	529.6				\$ 23,140.06		-\$ 23,140.06	Vacant
9	415.5	GMO	415.5	8	\$ 84,060.00	5.1882%	\$ 18,154.63	\$ 24,676.00	\$ 65,905.37	monthly
10	274.93									
<b>Total</b>	<b>9228.89</b>		<b>6502.23</b>	<b>31</b>	<b>\$ 471,243.94</b>	<b>66.7802%</b>	<b>\$ 284,104.94</b>	<b>\$ 53,234.00</b>	<b>\$ 190,554.00</b>	

OPEX Unrecoverable \$ 65,819.40

Net Total \$ 124,734.60

OPEX \$ 349,924.34 All prices are exc GST  
 Total Net sqm 8008.62  
 OPEX p/sqm \$ 43.69

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# Operating Expenses Budget 2015

Insurance	\$ 24,975.65
Office Bearers Liability Insurance	\$ 1,000.00
Valuation	\$ 1,100.00
Lift Maintenance Contract	\$ 25,739.13
Building Act Compliance Costs	\$ 652.17
Fire Protection system testing & monitoring	\$ 1,956.52
Fire alarm monitoring	\$ 750.00
Fire evacuation scheme	\$ 750.00
Air-conditioning	\$ 40,665.22
Telephone (lifts & fire alarm)	\$ 2,173.91
Front entrance & carpark access control maintenance	\$ 1,000.00
Electricity & Gas	\$ 97,124.35
Water & waste water	\$ 5,478.26
Security	\$ 2,191.30
Cleaning common areas	\$ 31,304.35
Exterior building & window washing	\$ 5,000.00
Repairs & maintenance - general	\$ 10,000.00
Repairs & maintenance - electrical	\$ 4,768.70
Repairs & maintenance - plumbing	\$ 2,782.61
Long term maintenance plan	\$ 1,676.52
Long term maintenance fund	\$ 5,000.00
GST/IRD compliance costs	\$ 600.00
Building managers remuneration	\$ 10,000.00
Body Corporate management	\$ 4,000.00
Rates	\$ 69,235.65

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<b>Total:-</b>	\$ 349,924.34	exc GST
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# Sale and Contact Details

## 1135 Arawa, Rotorua

Is being offered for sale by Tender (unless sold prior) closing 4pm, Thursday 18<sup>th</sup> June 2015 at the Bayleys offices, 318 Ti Rakau Drive, East Tamaki, Rotorua.

## Contact

### Luke Carran

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[www.bayleys.co.nz/1900251](http://www.bayleys.co.nz/1900251)

# Statement of General Policy

**This report and the particulars contained herein do not form part of any contract.**

Whilst due care has been taken in the preparation of this report, no representation is made and no responsibility is accepted for the accuracy of the whole or any part. Interested parties are advised to make their own enquiries and satisfy themselves in all respects.

Neither the whole nor any part of this report or any reference to it, may be included in any public document, circular or statement, without our written approval of the form and context in which it would appear.

This report does not purport in any way to be a structural or geological survey of the buildings and properties and we accept no responsibility in respect of such matters. It is assumed the land provides a stable building platform, and that the improvements all lie within the title boundaries and that there is no liability within the terms of the Resource Management Act or Building Act.

Any sketch plan or map in this report is included to assist the reader in visualising the property. We have made no survey of the property and assume no responsibility in respect of such matters. It is assumed all improvements are within the title boundaries.

Information about and measurements of buildings have been provided as a guide only and derived from existing records. No undertakings are made as their accuracy no responsibility accepted by the Vendor or agent in respect of their accuracy.



# Appendices

Certificate of Title

IEP Seismic Assessment

LIM Report

**Available on request**

Tender Documents

Proposed Plans and Fire Report to Unit Title Building





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