



HAPPY *New* YEAR

Property Management Update – January 2017

Ray White Timaru

The rental market leading into Christmas was very busy with numerous properties available, many of our own properties rented before Christmas and most of the remaining properties rented immediately after which is typical of this time of year. Currently there are a reasonably normal level of properties available across the board.

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Rents have remained stable over the past 12 months but we have seen a slight increase over the Christmas break in the prices advertised online - this has not been reflected in the statistics yet at this stage and it will be interesting to see if this continues.

32 Church St, PO Box 47, Timaru

Michelle Greer Real Estate Ltd

Licensed (REAA 2008)

rwtimaru.co.nz

[facebook.com/rwtimaru](https://www.facebook.com/rwtimaru)

Behind the scenes we have been busy moving office to our new location on 32 Church Street, please feel free to pop in at anytime to check it out or have a look at the photo further down in the newsletter.



We have a new information booklet available on Claiming Expenses for Landlords, if you would like to receive a copy of this just email rentals.timaru.nz@raywhite.com or call us on 03 688 6277.



Woodburner Regulations

At the end of last year Environment Canterbury set in stone their Canterbury Air Plan.

The clean air plan in particular affects those properties in Timaru with fire places and the rules are as follows:

- All wood must be dry
- No visible smoke (except for brief periods)
- New wood burners can only be low or ultra-low appliances, as has been the case since 2004.

The guidelines for properties vary depending on how much land is with the property, if a property is in Timaru and less than 2 hectares the following applies:

- Open fires cannot be used
- Older style burners cannot be installed. Existing log burners cannot be used once they are 15 years or older.
- Existing low emitting burner can be used until they are 20 years old or 1st January 2019 (which ever is later).

Sites greater than 2ha still allow most wood burners, however new installs must be a low or ultra-low wood burner.



Rental Statistics

Market Rent in Timaru Township: 01 Jul 2016 – 31 Dec 2016

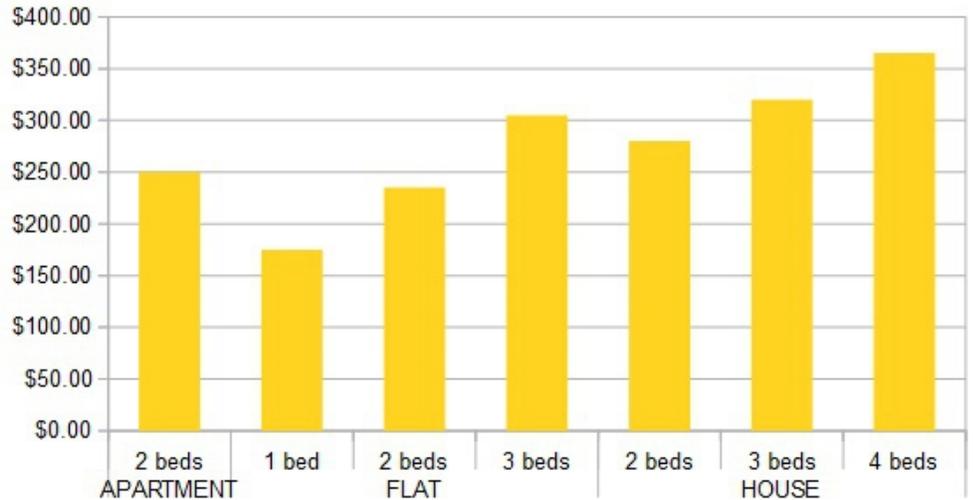
Number of Bonds Received: 379

LOWER QUARTILE \$250

MEDIAN \$300

UPPER QUARTILE \$330

Median Rental Prices per Property Type



New Office

Over the Christmas / New Year period we moved to office, you can now visit us at our new and freshly renovated office at 32 Church Street – just a two minute walk from our old location and the city centre.

The entire renovation project was managed by Michelle and she has done an outstanding job. You are more than welcome to pop past at any time to visit our new location, we are very pleased to be starting the new year in such a fantastic building.



Ray White Group December 2016

- Motueka
- Manly
- Rangiora
- The Locals (Kingsland)
- St Heliers
- Timaru



Welcome Lachlan Eckert



Lachlan is highly a motivated and friendly person ready to make his mark in the Property Management industry.

Enjoying a challenge, he has tested himself in many different jobs including; mustering cattle on a 3 million acre cattle farm in the Northern Territory, Australia; traversing the mountains mustering sheep at Lake Heron station in Mt. Somers, New Zealand; travelling around the world doing maintenance on mining equipment in places like Egypt.

Lachlan's main goal is to maintain all of our managed rental properties to the highest level and strive to make Ray White Timaru the leading Property Management team.

Lachlan has been based in Timaru for the past 5 years and is proud to call Timaru home; in his spare time Lachlan avidly trains with Timaru Freestyle Martial Arts as well as Timaru Brazilian Jiu-jitsu, and enjoys the great outdoors.

Lachlan is available 24/7 via 027 688 6277

Kim Bennett



Kim has 11 years experience in the Real Estate industry, joining the Ray White family in 2005 and gaining her Salespersons Certificate in 2008. She joined the Ray White Timaru team in early 2015 and is currently working through the latest industry papers to gain the current industry recognised qualifications in both Real Estate and Property Management.

Kim prides herself on her attention to detail, hard work ethic and friendly communication.

Kim's wide variety of knowledge and experience gained during her extensive time with Ray White is an asset to the Timaru team and their clients. She started as an Administrator and quickly worked her way up to assisting the Sales Team and Property Management departments as well as training new start Salespersons and Administrators. She spent 7 years working for Ray White's top South Island office prior to moving to Timaru in 2014 and built their highly success database marketing system which resulted in a national award for business growth. In addition Kim received the award for Ray White Canterbury Support Person of the Year in 2011 after her work assisting the property management team in the aftermath of the Christchurch earthquakes.

Kim moved to Timaru with her husband to be closer to family, they have two pet dogs and own their own property in Temuka; in her spare time Kim enjoys swimming and various creative projects.

Kim is available Mon, Tues, Thurs & Fri via 03 688 6277.

Lachlan & Kim are also assisted by Avril Robinson

Disclaimer: This document is for the perusal of Ray White Timaru preferred clients only & is prepared from the latest available tenancy statistics. No responsibility is taken for errors contained within this report, it is provided for guidance only & we recommend a property specific Appraisal be undertaken before making any real estate decisions.