

Celebrating 25 years with RayWhite



A few words from Pat & Mary Taylor...

Many thanks to all of you, our readers who have read "Taylor Talk". Over it's many years of publication, we have enjoyed your contributions, comments, encouragement and referrals which have continued to help our business prosper.

Taylor Property Services predated Ray White, but this year we proudly recognise our time with Ray White. Although, with the ever changing technology we communicate in a variety of different ways, our printed posted newsletter will be ongoing.

Pat and I and our team would like to thank you

for taking time out of your busy lives, especially on the weekend, to attend our rent event. We were delighted with the turnout and all the positive feedback we have received. The speakers were very informative and as usual, the ladies at the bowling club excelled themselves with the great food they provided. We hope that the event gave you an insight into Taylor Property Services and you know that we are here to help you with any queries relating to your rental investment and perhaps one day when it becomes too onerous to manage your property you will come knocking on our door.

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"All I did was to help her"

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Follow Raywhite Taylor Rentals on Facebook for fun, competitions and information about the ever changing world of property management.

“All I did was help her”

A tenant's 16th visit to the Tenancy Tribunal..... the tale of a habitual offender.

A recent article outlined the story of Tracey Thompson alias Tracey Neilson and others, who has duped numerous private landlords, preying on those who were unfamiliar with the Residential Tenancy Act. Tracey appeared on social media pleading for a roof for herself and her children. Landlords' kindness ended at the Tenancy Tribunal with

claims of exemplary damage, meth contamination, mold, harassmentthe list goes on.

Over the years the tenant showed a pattern, with Peterson lodging bizarre and unrealistic claims which according to an Adjudicator, were fanciful. Tracey has appeared at 16 Hearings relating to ten properties since 2008. There are Tribunal orders of \$14,500.00 which have been awarded to owners, not including thousands of dollars in bonds awarded to landlords.

Typically Tracey leaves a

Tenancy Services



trail of damage behind her and devastated kind hearted landlords. Is it any surprise that some investors despair and sell their investment properties??

stuff

For full article search Stuff.co.nz: "A tenant from hell" facing her 16th tribunal hearing

From the Desk of
Mary T



Oh dear!

Funny, but scary . . .

My neighbor was working in his yard when he was startled by a late model car that came crashing through his hedge and ended up in his front lawn.

He rushed to help an elderly lady driver out of the car and sat her down on a lawn chair. He said with excitement, "You appear quite elderly to be driving."

"Well, yes, I am," she replied proudly. "I'll be 97 next month, and I am now old enough that I don't even need a driver's license anymore."

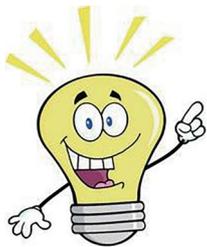
"You don't need a driver's license anymore?!"

"That's right! The last time I went to my doctor, he examined me and asked if I had a driver's license. I told him 'yes' and handed it to him. He took scissors out of the drawer, cut the license into pieces, and threw them in the waste basket, saying, 'You won't need this anymore'.

So I thanked him and left!"



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HERMAN
"So I said to her, 'How about giving me something to remember you by?'"



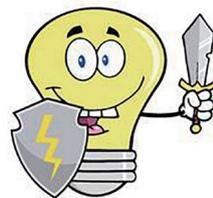
Practical Electrical Hints & Info from Baker Electrical

Report of Stove or Oven not working

1. Is it turned on at the isolator switch?
2. Check the electrical switchboard.
3. Is the Oven working? If not, ensure the appliance is set to 'Manual' operation (ie. not on 'Automatic')? Instructions on how to reset the clocks and auto/manual functions can be found on most manufacturer's websites.
4. Are all the circuit breakers pressed in, or in the 'up' position? For the vast majority of houses in this day and age 'up' is 'on' for circuit breakers.

5. If a circuit breaker is in the 'down' position, instruct the tenant to attempt to reset it by pressing it 'up'.
6. If it trips immediately or continues to trip periodically, there could be a fault - call us.

The above are some of the most common issues we hear about. Some of these can be obviously resolved by the tenant. If not, please do not hesitate to call us for advice. We can sometimes answer these queries over the phone.



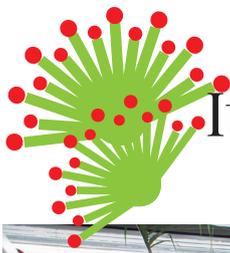
The issues in the following points are considered urgent and/ or dangerous and we should be called without delay.

1. Things that have gone 'bang'.
2. Burning smells and or smoke coming out of things.
3. Sparking, arcing or electrical flashes.
4. Lights or power flickering or only appearing to be working on half or reduced power.
5. Persons getting 'shocks' or 'tingles' off anything, especially taps, sinks and showers.

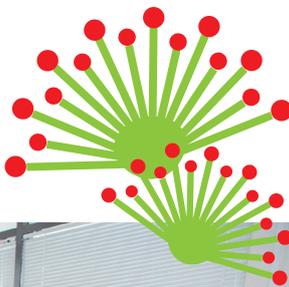


If you have any queries regarding anything electrical, please do not hesitate to contact us. Remember - we are available 24 hours a day, 7 days a week if you need advice or need us to attend a job on:

0278 555 128



It's that time
of the year again!



Recent Rentals

Newmarket \$920pw

Large, well-presented elevated villa, first time in the rental market. 4 bedrooms and w bathrooms. Close to sought after schools

Sandringham \$685pw

Cute stand alone townhouse. 3 bedrooms, 2 bathrooms, sunny private backyard. Always popular

Onehunga \$600pw

Large 3 bedroom, 1 bathroom flat. 60's style, recently redecorated. Basement parking. Great rear section

Pt. England \$580pw

Spacious, 3 bedrooms and study. Ex-state, garage, large section. Close to the water

Ellerslie \$540pw

2 bedroom unit, only two in the block. Totally refurbished. In a handy location in a quiet cul-de-sac

Epsom \$540pw

A spacious 2 bedroom unit - owner sought one single person. A reasonable rental of \$480.00 allowed us to find the perfect match.

Balmoral \$500pw Includes water

1960s home unit, set in tidy grounds, two bedrooms, one bathroom and one carport. Quiet block. Includes water and lawns.

Wattle Downs \$575pw

Lovely home, three bedrooms, 2 bathrooms, spacious, indoor outdoor flow, double garage, fully fenced

The Mission's Christmas List



Provide
6,000

emergency food parcels and Christmas 'hampers' enabling families to celebrate Christmas at home.

Distribute
15,000

Christmas presents to Auckland children who would otherwise miss out.

Host
2,000

guests at our Christmas Lunch, ensuring that everyone can celebrate and no one needs to spend the day alone.

Gift
1,200

presents to community organisations for them to distribute to the families they work with.

Continue to be there every day for Aucklanders in desperate need, providing immediate practical assistance and pathways to enable long-term wellbeing.

The City Mission Site has been relocated to Union St, which will be its temporary home while the Hobson Street site is being redeveloped. So this year gifts will be distributed from three different sites in Auckland.

We spoke to Sophie Spencer from the Auckland City Mission.

Hi Mary,

Lovely to speak to you on the phone earlier. Just a few interesting stats...

In the Financial Year 2016/17:

- 12,981 food parcels were distributed
- 73% food parcels issued were distributed to families
- Feeding 41,443 people over a four day period
- Providing a total of 497,628 meals

In the Financial Year 2017/18:

- 15,879 food parcels were distributed
- 74% food parcels issued were distributed to families
- Feeding 50,972 people over a four day period
- Providing a total of 611,644 meals

This represents a year-on-year increase of 22.3% for the number of emergency food parcels distributed. These figures demonstrate not only a continued growth in demand for emergency food assistance, but also offer an indication of how many Aucklanders now live in desperate need and struggle to feed their families.

Hope this helps Mary!

Kindest Regards,

Sophie Spencer
Fundraiser - Communications & Grants



What others say about us:

"I told Roger and even advised others that he is a reliable Property Manager. He has always acted on my concerns (not that there were many) in a timely fashion. What makes Roger different to others is his genuine concern for the

tenants. You can always sense it when he talks to you and I get feedback about my concerns. I told Roger that I hope that my next property manager can be as good as he is."
- Grace.



Compiled by REINZ	1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom		
	Median Price	Price Range	No. Let	Median Price	Price Range	No. Let	Median Price	Price Range	No. Let	Median Price	Price Range	No. Let
City Centre	\$416	\$374 - \$500	215	\$540	\$480 - \$625	169	\$720	\$632 - \$815	21	-	-	-
Ponsonby	\$470	\$425 - \$572	23	\$672	\$587 - \$750	28	\$925	\$762 - \$1,050	24	\$1,275	\$870 - \$1,500	6
Grey Lynn and Westmere	\$450	\$420 - \$512	17	\$650	\$600 - \$728	15	\$760	\$720 - \$858	11	\$839	\$775 - \$850	8
Mt. Albert & Pt. Chevaller	\$365	\$340 - \$392	16	\$477	\$422 - \$505	20	\$675	\$580 - \$700	19	\$825	\$790 - \$850	6
Sandringham	\$375	\$342 - \$410	8	\$495	\$450 - \$521	41	\$640	\$550 - \$696	25	\$780	\$663 - \$796	9
Mt. Roskill	\$370	\$312 - \$416	7	\$471	\$420 - \$500	10	\$572	\$520 - \$650	26	\$725	\$630 - \$750	8
Mt. Eden	\$400	\$367 - \$450	37	\$540	\$490 - \$580	50	\$750	\$662 - \$800	27	\$880	\$850 - \$911	7
Epsom	-	-	-	\$540	\$495 - \$596	41	\$730	\$705 - \$762	16	\$850	\$800 - \$927	13
One Tree Hill & Ellerslie	\$430	\$315 - \$471	7	\$480	\$455 - \$552	52	\$610	\$563 - \$657	27	\$820	\$772 - \$850	9
City Bays	\$470	\$390 - \$500	7	\$600	\$520 - \$667	19	\$755	\$676 - \$911	15	\$1,300	\$1,050 - \$1,500	6
Remuera	\$405	\$350 - \$475	8	\$575	\$520 - \$640	11	\$842	\$720 - \$980	10	\$920	\$721 - \$1,080	5
Meadowbank	\$410	\$360 - \$442	7	\$535	\$495 - \$650	14	\$700	\$586 - \$791	19	\$895	\$750 - \$1,000	6

"Taylor Talk" is designed and produced by Ms. Zita Lau.
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Taylor PROPERTY SERVICES

Merry Christmas from the team at Taylor Rentals