

What will the 2020's bring?

? VENTILATION

Insulation

CAPITAL GAINS TAX

Fix Term Tenancy

Drainage ?

SMOKE ALARMS

? Fibre

HEALTHY HOMES



METH ?

Heat Pump

? Notice Period

ANTI-MONEY LAUNDERING ACT

Trends are emerging as we approach 2020. Tenancies are lengthening in the market place. The average tenancy at Taylor's is 28 months. Fixed term tenancies are the norm and we are beginning to see the emergence of two year fixed term tenancies, when both parties are willing to proceed with a longer tenancy. There are still instances when investors prefer periodic leases eg when awaiting plans or council consensus, when there is uncertainty whether the property will be sold.

Smoke alarms are all in place and continue to be monitored and by August 2019, there will need to be compliance surrounding insulation whether it be full insulation or exceptions.

When required asbestos testing is being carried out, especially if maintenance or renovations are taking place. It appears that there will be further legislation surrounding minor alterations and giving notice to tenants for no reason. A Capital Gains Tax is being discussed again.

We await the outcome of this discussion with interest.

Anti money-laundering legislation is in place

New legislation relating to Meth is likely to be introduced

Tight systems and rapid responses are an expectation in our Company as caring for residential investment properties becomes more complex. Who knows what other challenges await us in the coming decade.

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

GreenStar Proposal to Achieve RTA Compliance



Dear Mary and the Ray White Parnell team,

As a result of a review compiled from completed works between January 2013 and January 2019 we have identified your office as one of our top customers to date.

In light of the upcoming RTA deadline for insulation, we would like to offer your office the opportunity to work exclusively / more closely with GreenStar, in order to complete all your remaining insulation requirements between now and 30th June 2019.

GreenStar will ensure the following for your office:

(Conditions apply)

We will ensure all your remaining rental properties that have yet to be assessed will be completed between now and Friday 14th June 2019. An

insulation statement will be provided for each property that is assessed. We will discuss in further detail the best approach to achieve this task!

Where required we will provide a very competitive insulation quote to make the rental property compliant to the RTA minimum requirements.

In order to avoid potential non compliance, we guarantee that all quotes accepted between now and 30th April 2019 will be fully completed before the RTA deadline. In order for us to achieve this goal over the next 5-months we will require prompt payment of the 50% deposits prior to booking an install date and prompt payment of the final invoices when they are due. Any outstanding accounts over \$10,000 will be reviewed and works may be suspended until full payment is received. **IMPORTANT NOTE -**

Any quotes accepted after 30th April 2019 will be prioritised however we will not guarantee the works will be completed by the RTA deadline, as our lead time in May and June will be extremely high.

We will assign your office a Home Assessor who will be your main point of contact for all your assessment and quoting needs for your rental property portfolio that are still to be assessed and/or quoted. They will be fully supported by our administration staff to ensure we complete your whole portfolio in a timely manner.

We will continue to work closely with your office and offer full support after the RTA deadline and mitigate any Tenancy Services fines your office incurs.

From myself and Jeremy, we hope that your office seriously considers this offer of service

as an affordable and achievable approach to satisfying all your RTA insulation requirements.

Thank you once again to you and the wonderful people of your office that have contributed to our strong working relationship. We hope to build upon our history and continue working together after the RTA insulation requirements have been met.

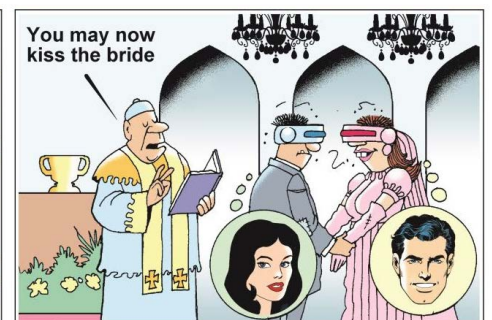
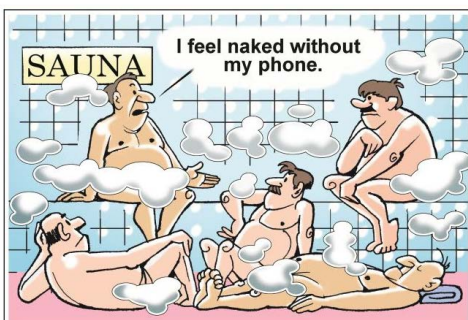
Your earliest response to this proposal would be greatly appreciated by close of business Friday 8th February 2019.

Warm regards,

ROB LEAUPEPE-HANSELL
MANAGING DIRECTOR
GreenStar Energy Solutions

Can we help you with
your insulation? Just give
us a call on 09 623 3000

From the Desk of *Mary T*





“Build that Wall”oops “Build the Fence”

From time to time we visit the Tenancy Tribunal, generally because errant tenants have not paid their rent. Fortunately these appearances are relatively rare.

Recently we paid a visit to the Small Claims Court. This hearing involved a fencing dispute. The Fencing Act states the guidelines relating to the building of fences between neighbours. It is not unusual for fencing disputes to arise. In this particular instance the hedge which divided two neighbouring properties was dying and eventually there was no barrier between the two properties. Our tenant had a dog, the neighbour had a cat.

Despite approaching our

neighbour, phoning and writing to him, we could not resolve the matter of how building the fence would be funded. The neighbour wanted a fence but was not prepared to contribute to the cost. As our tenant had rented a fully enclosed section, we needed to reinstate the barrier. However, we could not reach an agreement for a schedule of payment. Matters came to a head when the tenant's dog killed the neighbour's cat. Our landlord built the fence but sought some payment from his neighbour. Because there was no resolution, the matter ended up in the Small Claim's Court.

Initially the adjudicator objected to the fact that it was ourselves, not the owner,

who would present, but eventually we were permitted to negotiate and heated discussion took place.

The fence was 1.8 not 1.2 which was above the minimum height by the fencing act. The neighbours share of the cost was reduced because of the height of the fence. They then put in a counter claim regarding the suffering and sorrow that they experienced as a result of the loss of their SPCA cat. What cost do you put for sorrow? Their liability was further reduced. Eventually, a resolution was reached by the adjudicator and the neighbours greatly reduced share of the fence will be paid on a weekly basis at \$10.00 a week. It's going to be a very long wait!



Thank you for your incredible participation and support of your Auckland's Angels Christmas campaign.

Christmas can be an

What others say about us?

especially difficult time for many of the people the Mission works with. Your donations of much-needed supplies made it possible for us to continue to provide vital care and support for thousands of Auckland families in desperate need with nowhere else to turn.

This Christmas, we expanded our services over

3 different sites located in Mt Eden, Mangere and Papakura. With 200 families arriving per day at each site to receive emergency assistance, this Christmas was our biggest yet. During December we distributed a total of 8,500 food parcels - the majority of which were family sized, feeding a family of 4 for

Recent Rentals

Grey Lynn \$1000pw

Large character home with 4 bedrooms and 2 bathrooms. It has a sunny rear section. Tidy order.

Penrose \$1050pw

A very large near new townhouse with five bedrooms and three bathrooms. The home is on Mt Smart Rd and has rented for \$1050.00.

Mt Eden \$580pw

This home is a two bedroomed house conversion with a sunny garden in a great quiet location. It has off street parking and a sunny full section. \$580

Grafton \$740pw

The upper floor of a character house close to the medical school. There are three bedrooms, one of which is single.

St Heliers \$540pw

A two bedroomed unit in a block of four. The owners intend to redevelop the site so the unit is in somewhat worn condition. Priced moderately at \$540

Hobsonville \$745pw

A stand-alone house, newish house with four bedrooms and three bathrooms with a small back yard and a single garage.

Mt Wellington \$450pw

A two bedroomed flat with 1 bathroom and a carport. It is an older style property which is in immaculate order.

4 days. In keeping with our annual tradition, we were also thrilled to share Christmas Day Lunch with 2,000 wonderful guests.

Thank you again for your wonderful donation, we look forward to working with you again in the coming months.

Chris Farrelly Auckland City Missioner

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	\$419	\$378 - \$500	189	\$570	\$500 - \$650	145	\$800	\$655 - \$922	32	-	-	-
Ponsonby	\$540	\$430 - \$645	13	\$650	\$595 - \$712	20	\$960	\$873 - \$1,062	13	-	-	-
Grey Lynn and Westmere	\$442	\$395 - \$480	18	\$670	\$620 - \$780	8	\$990	\$807 - \$1,050	7	\$1,100	\$803 - \$1,236	7
Mt. Albert & Pt. Chevallier	\$390	\$348 - \$437	11	\$515	\$455 - \$562	24	\$690	\$585 - \$752	13	\$730	\$687 - \$782	5
Sandringham	\$380	\$340 - \$412	13	\$470	\$430 - \$498	27	\$590	\$552 - \$645	19	\$710	\$582 - \$752	9
Mt. Roskill	\$345	\$247 - \$393	9	\$467	\$440 - \$497	20	\$580	\$550 - \$610	27	\$665	\$560 - \$700	10
Mt. Eden	\$395	\$340 - \$450	28	\$540	\$477 - \$627	44	\$690	\$575 - \$780	15	\$850	\$787 - \$896	9
Epsom	\$407	\$245 - \$440	18	\$540	\$496 - \$561	41	\$700	\$656 - \$822	19	\$920	\$805 - \$1,007	12
One Tree Hill & Ellerslie	\$365	\$210 - \$400	6	\$490	\$431 - \$528	31	\$650	\$600 - \$720	21	\$740	\$658 - \$825	7
City Bays	\$317	\$310 - \$350	6	\$600	\$521 - \$673	29	\$800	\$690 - \$837	15	\$997	\$895 - \$1,237	8
Remuera	\$325	\$215 - \$350	6	\$585	\$490 - \$640	10	\$765	\$680 - \$980	8	\$890	\$845 - \$1,218	5
Meadowbank	\$355	\$325 - \$390	8	\$570	\$521 - \$593	11	\$700	\$665 - \$750	17	\$975	\$850 - \$1,050	14

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