

## Congratulations to the Taylor Property Management Team



Taylor Property Management Team Left to Right: Jasmine Marshall, Kelly Qi, Roger Long, Mary Taylor, Adella Hu, Annada Greenwood, Brian White, Bev Saxon, Kegan Monteiro

Recently the Taylor Property Management Team attended the Ray White Property Management Conference which inspired and rejuvenated all attendees. One of the highlights of the Conference was the gala dinner which was held at the Sky City Convention Centre, where over 900 Ray White attendees displayed their finery, shared a meal together, acknowledged the achievements of their peers at an award ceremony and danced the night away. Brian White awarded the Taylor Property Management Team the Property Management Innovation and Excellence award. This award acknowledges creative marketing and activity. Examples of these materials were provided for the judges including the advertising on U-tube of Momentum Apartments, ongoing newsletters and greeting cards.

Ms Kelly Qi's efforts were commended by the Ray White Group when she was chosen as a finalist for the 'New Start Property Manager Award' category

None of this could occur without long term faithful clients

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# Short term Rentals



## ' A LIGHT BULB MOMENT

Recently we have been involved with a number of leaky buildings. We have 5 properties back in our portfolio again fully reclad. However we have temporarily lost a number of managements from a apartment block in Richmond Road and another large block in Normanby Rd. Tenants were made aware that a reclad would be necessary and they were given 90 days to vacate. Often tenants vacate even though work does not commence immediately. Owners are sometimes left waiting up to two months without income.

Earlier this year Roger Long had a light bulb moment! Short term tenancies in these vacant properties! It was astounding the demand for these apartments short term on a fixed term lease. For owners facing all the impending costs of recladding and vacancies, these weeks of rent were an unexpected welcome source of income.

Good on you Roger!

## TIPS TO PROPERTY INVESTORS

Are you aware that you can make a one-way claim if your tenant does not sign the bond refund form?

This situation can occur after a tenant vacates, slowing down the finalisation of the tenancy. If you alone sign the refund form the bond centre attempts to contact the tenant at the address for service... if there is no response after 21 days, the bond is dispersed according to your instructions.

This one-sided claim can be completed by yourself or by your tenant.



## CARPET CLEANING

When we meet owners or tenants who have lived in Australia, there is the expectation of a clause in the agreement that carpets should be commercially cleaned at the conclusion of

the tenancy. We often see this clause and many tenants will carry out this requirement. However in New Zealand it is not a lawful requirement. The tribunal would not necessarily uphold this clause. To overcome this challenge Scotney Williams has provided us with this useful lawful clause.

"The tenant agrees that at the conclusion of the tenancy, the carpets will be inspected and if the carpets are found to be below the standard of 'reasonably clean and tidy' then the Landlord or agent may require the tenant to have the carpets commercially cleaned to return the carpets to the standard of cleanliness set out in the Residential Tenancies Act 1986".

## Mary T's Column



Here are some interesting facts about nz taken from the NZ Herald (4th Jan 2015) entitled 'Our weird and wonderful country'.

- Kawakawa is one of the few towns in the world with a railway track running through the middle of the main street.
- Mozzarella cheese for the worldwide chain

of pizza huts comes from Clondeboye Plant in South Canterbury.

- Devonport used to be an island.
- More 2-3kg rainbow trout are caught annually in NZ than in the rest of the world put together.
- NZ is the only country with the right to put hobbit film related images on its money

- 90 mile beach is only 55 miles long.
- Te Waikoropupu Springs in Golden Bay produce more fresh water than any other springs in the world, two billion liters per day.
- A Corona in Spain is the antipodes of Christchurch (diametrically opposite side of planet).
- Larnach Castle located on the Otago peninsula is NZ's only castle.
- Te Papa has enough reinforcing steel to stretch from Wellington to Sydney.
- Dunedin is the Celtic name for Edinburgh.
- A gumboot day is held annually in Taihape.
- Rikoriko cave (poor knight's) is the worlds largest seacave.
- Less than five percent of NZ's population is human - the rest are animals.
- Wairoa has a lighthouse opposite its main shopping area - nowhere near the sea.
- No part of NZ is more than 128km from the sea.

## WHAT PEOPLE SAY ABOUT US

Kelly Qi manages our Grafton Properties, and we feel very fortunate that she does. We cannot speak highly enough of Kelly working in support of our interests, but also as an advocate for our tenants where she deems necessary. She displays a great fairness in her support of each party. When repairs or maintenance work needs to be effected, we are trusting of Kelly to advise us of what may be needed, and she is quick to obtain quotes for us, before our agreement to carry out necessary work. She provides progress and final reports in respect of timeliness and quality. We are grateful of Kelly's considered advice to us, and we have confidence in her in setting fair market rentals on our behalf. Kelly responds quickly to our communications with her, and we enjoy the business relationship we have with her, and with Taylor Propety Services (Ray White) Parnell.

- Ross Burnell - On behalf of RE and MB Burnell

Hi Jasmine,

We just want to thank you again Prior to ending 4/9 we had a few encounters with landlords from other companies and they were terrible.

It was an absolute relief to and a real estate agent that was actually responsive and helpful! If there is some way we can leave feedback let us know...

Thanks again for all of your help so far! If you have any questions don't hesitate to ask.

Regards,  
Steven M

Taylor

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# Recent Rentals

The first two months of 2016 were extremely busy as tenants competed to rent properties especially in central Auckland suburbs. Many of these properties had significant rent increases, especially if the owner carried out improvements to their investment; albeit cosmetic improvements. Some of the steam has now gone out of the market and we are settling down with the majority of our properties occupied for another year with fixed term tenancies. Rents have been reviewed for those tenants remaining in their tenancies.

## Mt. Eden

Character bungalow, sunny backyard, 3 bedroom and study, tidy condition with a single garage not grammar zone

Our figure (per week) \$780

## Arch Hill / Grey Lynn

Bungalow 3 bedrooms, one off street park, new kitchen and bathroom, one bathroom, has a one bedroomed flat downstairs

Our figure (per week) \$690

## Takapuna

Smart apartment building. Immaculate order two bedrooms, one bathroom

Our figure (per week) \$550

## Parnell

One bedroomed apartment, spacious block was formerly a motel, includes hot water and gas, great location, worn and dated

Our figure (per week) \$360

## Epsom

An older house on a huge cross leaseable section, 3 bedrooms, one bathroom, dated and very worn - will eventually be replaced with modern homes, short term lease

Our figure (per week) \$600

## Newton

These apartments have been reclad, apartment overlooks a park, wooden floors, 2 double bedrooms, internal garage

Our figure (per week) \$630

# The 72 hour makeover!



Mt.Eden 1960's two bedroom flat after the 72 hour makeover

Frequently we need to carry out rapid makeovers between tenants in order to minimise rental disruption. Recently a very long term tenant vacated a unit after many years. The property was re-let with a sizeable rent increase. However, when the existing tenant vacated it became apparent that a makeover was required.

The incoming tenant agreed to delay

other choice of paint was half strength Thornton Cream, a colour recently featuring in Resenes most popular colour choices. New curtain tracks and neutral hanging drapes were installed. Modern kitchen knobs and door handles completed the look.

Lights were replaced, for the meagre figure of \$115.00. A small addition in terms of the total cost were door stoppers, as often doors can be knocked into the wall causing holes.



Externally the door was painted in iron sand and the wrought iron railings painted All Black. The carpet, although somewhat worn, did not need replacing, so a professional carpet clean sufficed.

the commencement of the tenancy by three days. Immediately tradespeople swarmed around the property like bees.

It was cleaned throughout with sugar soap. The doors and the skirting boards were varnished so less work was required.

Ceiling and windows were painted with Resene Alabaster, a popular shade. The

If this work had not been carried out the property would have deteriorated further as it is always very difficult to carry out such work when the home is occupied. Imagine the delight of the new tenants a couple who are expecting a new addition to the family in the coming months.

This tired old lady from the 60s has a new lease of life!



PROPERTY MANAGEMENT SOLUTIONS

# Residential Rental Review

# February 2015 Rental Prices

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	\$350	\$320-\$418	271	\$470	\$400-\$550	213	\$600	\$502 - \$745	43			0
Ponsonby	\$357	\$277 - \$380	16	\$555	\$480 - \$620	18	\$810	\$730 - \$950	16	\$1,150	\$837 - \$1,275	7
Grey Lynn and Westmere	\$320	\$280 - \$392	17	\$510	\$405 - \$567	11	\$700	\$600- \$760	17	\$700	\$682- \$855	11
Mt. Albert and Pt. Chevalier	\$300	\$221 - \$352	13	\$430	\$383 - \$470	13	\$580	\$495 - \$615	15	\$710	\$636 - \$792	9
Sandringham	\$295	\$175 - \$350	20	\$380	\$350 - \$420	44	\$500	\$470 - \$580	42	\$670	\$618- \$676	5
Mt. Roskill	\$290	\$270 - \$310	10	\$377	\$360 - \$410	18	\$480	\$450 - \$520	33	\$520	\$470 - \$572	11
Mt. Eden	\$297	\$280 - \$350	38	\$450	\$420 - \$470	38	\$614	\$525 - \$700	30	\$792	\$660 - \$880	16
Epsom	\$310	\$217 - \$360	29	\$470	\$440 - \$498	39	\$615	\$580 - \$650	23	\$750	\$667 - \$875	11
One Tree Hill and Ellerslie	\$297	\$285 - \$307	8	\$380	\$361 - \$443	47	\$510	\$480 - \$562	32	\$630	\$570- \$710	10
City Bays	\$360	\$290 - \$395	14	\$497	\$457 - \$560	24	\$650	\$600 - \$720	18	\$882	\$750 - \$1000	6
Remuera	\$295	\$282 - \$398	7	\$470	\$415 - \$560	16	\$750	\$613 - \$970	13	\$890	\$650 - \$1200	6
Meadowbank	\$290	\$276 - \$320	7	\$400	\$380 - \$430	28	\$585	\$550 - \$646	23	\$850	\$662 - \$937	11



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