

TaylorTalk

PROPERTY MANAGEMENT SOLUTIONS



Presenting at the Tenancy Tribunal

If you are a long term property investor, the odds are that you are likely to visit the Tenancy Tribunal as an applicant. Even with the most careful vetting, issues arise and circumstances change. Country-wide the majority of hearings relate to rent arrears and are initiated by the investor. However, Central Auckland is a sophisticated marketplace and there is a greater incidence of tenants seeking compensation for perceived loss.

At Taylors we are rarely at the Tenancy Tribunal endeavouring to remedy our differences before we reach the "Trib". We are fortunate that we are in a central area with employed tenants who can generally manage their financial affairs.

However there are protocols which make visits to the Tenancy Tribunal much less stressful. The key is being well-organised and thoroughly prepared before the hearing. Arrive well before the hearing time, adjudicators are not interested in our stories about traffic holdups, ensure your parking is secure as worrying about tickets or towing will distract. Dress well as this helps when it comes to feeling confident and it also shows respect for the position that the adjudicator demands. Take the time to note the adjudicators name on the hearing list outside the courtroom. One of our tenants addressed the adjudicator as "love". This term of address was not appreciated. Always be polite and gracious regardless of your feelings of

frustration or indignation. Do not interrupt your tenant as you will both have your time to speak.

Body Language also tells a story. No "rolling your eyes" or "black looks". It will not help your cause. A hard indexed folder containing all relevant documents with page numbers, will stop you feeling frustrated when questions come thick and fast. It will make your evidence much more credible if it is well presented. Ensure you have 3 copies: one for yourself, one for your tenant and one for the adjudicator, and take a copy of the Tenancy Tribunal Act with you. Good Luck!

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How your rates may change

Residential property value	\$500K value	\$750K value	\$1M value
General rates to increase by an overall average increase of 4.2% for residential, 1.4% for business and a decrease of 9.7% for farm/lifestyle properties.	\$1.25 per week 4.2%	\$1.73 per week 4.2%	\$2.21 per week 4.2%
Interim Transport Levy (\$133.85)	\$2.19 per week	\$2.19 per week	\$2.19 per week
Total average residential increase including interim transport levy	\$3.44 per week	\$3.92 per week	\$4.40 per week
General rates plus interim transport levy for 2015/2015	\$1733	\$2350	\$2967

Excludes any targeted rates that apply to your property. From "Our Auckland July 2015".

The regime of maintenance and checks below is vital for the health and longevity of your property and it is advised if you are not confident to adequately perform these tasks that you have professionals programmed in to help.

by Rod Griffiths | Griffiths Plumbing & Property Services | 0800 we plumb

Winter is here

The arrival of winter is an opportune time to remind all of the need and advantages of routine property maintenance and checks.

Annual house cleaning

It is essential and advised to prolong the longevity of painted surfaces and those that are exposed to the weather are washed at least once annually and in certain environments [bush or coastal] more regularly.

Foliage

It is advisable that any foliage that is rubbing up against the house, roof or guttering is kept trimmed back this will avoid damages to the surfaces and hinder the access of pests from the building. Over hanging branches need to be trimmed back especially if they are near power lines.

Gutters and spouting

It is recommended to check these frequently as each property differs however after any significant weather gutters should be checked for debris. At a minimum gutters should be cleaned at the start and end of winter.

Reliefs and taps

Whilst inspecting the outside of your property check the HWC relief for excessive leakage [turn power off to HWC and if relief is passing you have a problem] and outside hose taps for leakage.

Ray White Group Mail - As Requested

Check for tap and toilet leakage

Check under sinks, basins, tubs for water tightness

Channels and cesspits

Remember after every significant weather event to check that channels and cesspits are clear of debris



Quotes about Alcohol..... rightly or wrongly attributed to Sir Winston Churchill

Bessie Braddock – “Sir you are drunk Mr Churchill” he replied “ And you madam are ugly, but in the morning I shall be sober”

“When I was young I made it a rule never to take strong drink before lunch. It is now my rule never to so before breakfast”

“I have taken more good from alcohol than alcohol has taken from me”

“The water wasn’t fit to drink. To make it palatable, we had to add whiskey. By diligent effort, I learnt to like it”

“I neither want it (brandy) nor need it, but I should think it is pretty hazardous to interfere with the habit of a lifetime”

“A pessimist sees difficulty in every opportunity. An optimist sees an opportunity in every difficulty”

Mary Astor, Britain’s first woman MP, told Winston Churchill “If I were your wife I’d put poison in your coffee”. Churchill replied “Nancy, if I were your husband I would drink it”

Winston Churchill was on a tour of the USA and was served a buffet lunch which included cold chicken “May I have some breast” he asked his hostess. She replied “In this country we ask for white meat or dark meat”. The following day Churchill sent her a message with an orchid “I would be obliged if you could put this on your white meat”.

Pets in rental properties



New Zealand has one of the highest levels of pet ownership in the world per capital, well ahead of The United States, the United Kingdom and Australia. A survey revealed that 52% of New Zealand households have a cat and 30% have a dog.

Pets (General)

The Tenant agrees that, in consideration of the Tenant being permitted to have a pet at the tenancy premises the Tenant shall advise the Landlord immediately if the pet does any damage whatsoever. The Tenant agrees to repair any damage done by the pet. The Tenant further agrees that if the pet shall cause an interference with the peace privacy and comfort of other Tenants in the block or of neighbourhood then the Tenant understands that the Landlord may take steps to terminate the tenancy because of the interference to the quiet enjoyment of other Tenants and or the neighbours.

Standard Dog Clause

The Tenant acknowledges that in consideration of the Tenant being permitted to have a dog at the tenancy premise that the Tenant agrees that the dog shall be kept outdoors. The Tenant further agrees that any damage done by the dog shall not be regarded as fair wear and tear and the Tenant shall be responsible for repairing any such damage. The Tenant further agrees that the tenancy premises are left below the standard set out in the Residential Tenancies Act 1986 then the Landlord may require

the premises be commercially cleaned, including but not limited to commercial cleaning of carpets, defleaing, and the repair of any damage to lawns and gardens.

Clauses about pet

Dogs permitted as a condition of renewal of fixed term tenancy agreement

Whereas _____, hereinafter referred to as “the Landlord” is the Landlord of residential rental property at _____ and the Tenants (hereinafter called the Tenants) and

Whereas the fixed term tenancy currently existing between the parties will expire on the _____ and

Whereas the Tenants wish to renew the fixed term, from the _____ for a term of _____ until the _____ and the Tenants have requested that the Landlord grant a further term of one year but wish to have two large dogs at the tenancy premises.

This document records the terms and conditions upon which the tenancy between the Landlord and Tenant is renewed.

In consideration of the Landlord granting a one year extension of the tenancy agreement the Tenants agree as follows:

To be bound by all existing obligations in the tenancy agreement dated _____ and signed between the parties and to pay rent of _____ per week commencing _____ and

They will indemnify the Landlords for all and any damage that may occur to the Tenanted property and including but not limited to: Gardens, Lawns, Hedges, Shrubs, Plants, Floors, Tiles, Carpets, Garage door / Walls, Internal Doors, Wall covering, Floor coverings, Windows, Drapes, Blinds, Trees, Swimming pool, Pool equipment, Perimeter fences, External doors

Or to any other asset, object, grounds, or facility of whatever kind, nature or description

At the conclusion of the tenancy if the property does not meet the standard provide for in the Residential Tenancies Act 1986 the Landlord may require that the Tenant arrange and pay for the following:

- all carpets to be commercially shampooed and
- the premises to be de-flea’d and
- the repair to any part of the dwelling which requires repair and
- the repair to any other part of the property requiring repair

Recent Rentals

The first two months of 2016 were extremely busy as tenants competed to rent properties especially if the owner carried out improvements. Some of the steam has 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.

Herne Bay \$720pw

Apartment which has two bedrooms and is extremely spacious, overlooking the water, a lovely quiet spot with neutral decor, built in the 1970s.

One Tree Hill \$420pw

Sunny, two bedroomed unit in lovely order lock up garage tidy block. It has been important to get a quiet-living person as the neighbours are elderly

Balmoral \$455pw

Tidy, spacious 2 bedroom basement garage.

Freeman Bay \$700pw

3 bedroomed house worn street parking only. Somewhere prone to mould because of it’s design.

Panmure \$470pw

A much loved former state home 3 bedrooms six month tenancy only as the owner wishes to denolish the house and develop the site

City \$290pw

Apartment, one bedroom tiny no parking bedroom and single bedroom with back beds.



From Craig our mortgage man....

The mortgage adviser that I work with tells me there are plenty of changes on the horizon

These include:

- Introduction of a “speculators tax” on 01 October
- Introduction of a 70% LVR rule for investors on 01 October

He understands that some of the banks are reviewing their minimum deposit requirement for apartments. Currently 20% deposit or equity required likely to change to 15%

Additionally Housing New Zealand is undergoing a review of their Welcome Home Loans and HomeStart. It is likely they will amend the policy to include apartments for first home buyers. This means that first home buyers may be able to obtain finance for an apartment with as little as 10% deposit, and they may be able to use the HomeStart subsidy along with their KiwiSaver contributions

So with all these changes it’s worth getting a finance expert on your side to discuss finance

options for you. He can also explore the various options available for using existing equity to assist other friends or family members into home ownership.



Craig Pettit
Mortgage Adviser
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PS: I encourage you to contact Craig. He’s very knowledgeable and experienced, and his service is free!
Mary Taylor



Hi Mary,

Sorry it’s not a recent photo of me but it’s all I could dig up from my family photo album at short notice :)

Rod Griffiths

To Rod,

Now let me see... that photo reminds of someone!

Mary Taylor

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	\$380	\$340 - \$450	231	\$535	\$450 - \$630	169	\$695	\$571 - \$886	35	-	-	-
Ponsonby	\$425	\$335 - \$490	24	\$575	\$510 - \$618	19	\$800	\$712 - \$887	15	\$1050	\$855 - \$1225	9
Grey Lynn and Westmere	\$305	\$260 - \$435	16	\$607	\$580 - \$700	8	\$720	\$672 - \$755	13	\$850	\$745 - \$900	5
Mt. Albert & Pt. Chevalier	\$340	\$300 - \$370	10	\$455	\$392 - \$490	28	\$640	\$550 - \$696	13	\$770	\$607 - \$798	11
Sandringham	\$310	\$277 - \$383	25	\$412	\$377 - \$457	40	\$545	\$480 - \$600	26	\$707	\$615 - \$770	8
Mt. Roskill	\$278	\$207 - \$325	8	\$380	\$360 - \$465	15	\$535	\$500 - \$560	18	\$600	\$387 - \$650	12
Mt. Eden	\$360	\$338 - \$395	33	\$492	\$450 - \$520	50	\$625	\$548 - \$740	27	\$875	\$832 - \$1002	9
Epsom	\$350	\$290 - \$395	27	\$490	\$450 - \$540	37	\$600	\$492 - \$760	11	\$807	\$715 - \$1250	10
One Tree Hill & Ellerslie	\$280	\$237 - \$317	5	\$422	\$400 - \$455	40	\$582	\$555 - \$595	24	\$580	\$533 - \$615	7
City Bays	\$400	\$347 - \$435	11	\$550	\$480 - \$643	19	\$695	\$650 - \$760	22	\$1075	\$835 - \$1775	8
Remuera	-	-	-	\$520	\$442 - \$590	15	\$750	\$660 - \$877	9	\$850	\$773 - \$1137	5
Meadowbank	\$345	\$295 - \$376	9	\$450	\$422 - \$492	15	\$680	\$602 - \$700	23	\$700	\$688 - \$860	9



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