

# abode

Taylor Property Services Ltd | Property Management Specialists



## Unitary Divisions Continue



**Tempers are once again flaring at the mention of Auckland's latest piece of localised legislation. The Unitary plan, our new council's most wide-spread and influential bylaw to date, attempts to take the reins of our rapidly sprawling city but despite its best intentions, many homemakers and investors are up in arms as they struggle to come to terms with the seemingly self contradictory policy.**

The fact is, the need for such a plan is born from the concurrently changing face of the city. The shift to becoming a single entity has necessitated a considerable amount of amalgamation within a relatively short time. The previous 99 residential zones which used to section off the city have now merged into just 6, permanently changing the nature of the game for developers and small scale entrepreneurs alike.

Recent times have seen a period of rapid and unplanned growth due to higher birth rates, urbanisation and immigration. In the short term, the implementation of the plan is bound to be problematic as infrastructure begins to buckle under the pressure and property owners go head to head with the council. In terms of the housing market, increasing demand in urban centres has created a growing need for higher density living. The breakdown of traditional family dynamics is also causing ripples as a trend towards one or two

person households raises the appeal of smaller dwellings.

Would be buyers want greater choice within their chosen area to allow them to be in close proximity to friends, family and community but on the other hand they feel that urban growth restrictions and higher population density are likely to raise property prices. The council argues that, in fact, the market will be less regulated and the new plan will eventually lead to increased functionality and gentrification of the city whilst protecting heritage, character and the natural environment. The ideals of better utilised public transport, reduced pollution and social equality certainly hold merit but the plan continues to remain clouded by uncertainty.

For investors, the consequences of the plan also remain unknown. A shift towards higher density housing may present the opportunity to develop multilevel structures and yield greater returns from their land, but the question remains - Will the

market embrace the type of developments likely to result from the new zoning? Apartment living is a far cry from the quarter acre dream upon which our entire culture is based. Although the policy aims to deregulate, it could simply add more red tape to the development process and projects are likely to face restrictions which could bring them to a grinding halt.

Despite widespread criticism of the plan, it must be acknowledged that change is inevitable and undeniably apparent. Nothing could be more important than protecting the unique way of life and beautiful natural landscape we enjoy in this city. However the Unitary Plan levels out, home buyers and investors must look toward the future as they plan for it. Those looking to capitalise on their properties should look to diversify their portfolios as much as possible to accommodate the changing market and resulting public policies.

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**Ray White**<sup>TM</sup>

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# Top of the Pots

Customers are often looking for a quick colour option so knowing the most popular colour means you can suggest colours you know will stand the test of time.



It seems whites and neutrals always fill our top 20 list, but even within those hues there are still constant movements. We've seen green edged creams grow in popularity, with three variations of Resene Thorndon Cream now in the top 20. Blackened whites also leap up the list.

Previous favourite Resene Tea is still there with three variants but is knocked off its top perch. Resene Spanish White and Resene Pearl Lusta are perennial favourites, with three variants of each in the top 20. First launched over 40 years ago in the full strength variant they have been a favourite for many decorators since – an impressive feat when you consider only a few hundred colours were available then and now there are thousands.

The new undercoats are available from Resene ColorShops and selected resellers.

1. Resene Alabaster
2. Resene Black White
3. Resene Half Tea
4. Resene Half Spanish White
5. Resene Quarter Tea
6. Resene Quarter Spanish White
7. Resene Double Alabaster
8. Resene Sea Fog
9. Resene Spanish White
10. Resene Tea
11. Resene Pearl Lusta
12. Resene Rice Cake
13. Resene Quarter Thorndon Cream
14. Resene Half Black White
15. Resene White Pointer
16. Resene Half Thorndon Cream
17. Resene Half Pearl Lusta
18. Resene Quarter Pearl Lusta

# Mary T's Column

Dictionary of words and expressions commonly used in New Zealand with their equivalent definition.

**BLOKE** – usually a man, and often used when referring to a stranger.

**BOBS YOUR UNCLE** – Roughly translates to "there ya go – that's all there is to it."

**BLUDGER** – to sponge off others; as in "dole bludger".

**CUZ** – as in male or female cousin.

**CHUFFED** – pleased; as in "he was dead chuffed".

**DREADED LURGY** – alternative name for the flu or head cold.

**DING** – a small dent in a vehicle; as in "the prang caused a bit of a ding".

**EH** – Pronounced as you would the letter 'a' and often used at the end of sentences when expecting a response to a statement.

**FLOG** – Steal or nick.

**GET OFF THE GRASS** – Exclamation of disbelief; equivalent to "stop pulling my leg", "get outta here" and "no way".

**GUM BOOTS** – Rubber boots, Wellingtons.

**HARD CASE** – joker; comedian.

# Recent Rentals

## Freemans bay

Brand new building  
2 bedroom, 2 bathroom,  
1 carpark, immaculately  
finished with hi-spec fixtures  
and fittings.

Our figure (per week) \$850

## Epsom

Nice quiet tidy block of  
4 units in the heart of grammar  
zone. Ground floor unit,  
2 bedrooms, 1 bathroom  
with single carport.

Our figure (per week) \$390

## Panmure

Older condition 3 bedroom  
stand alone property with  
1 bathroom, single carport  
and large section.

Our figure (per week) \$260

## Mt Eden

Tidy elevated sunny two  
bedroom unit. With  
1 bathroom, a single lock up  
garage and 1 off street  
parking space.

Our figure (per week) \$450

## Royal Oak

Older style 3 bedroom  
stand alone bungalow with  
two bathroom and a  
single carport.

Our figure (per week) \$490

## Remuera

Short term rental as property  
will be demolished.  
6 Bedroom 2 bathroom. Very  
old and run down condition.

Our figure (per week) \$550



# Property Manager of the Year



We congratulate Ms Adela Hu who was this year's recipient of the Property Manager of the Year Award. Presented by the Ray White Organisation. Adela began as an administrator with us, entering Property Manager with 0 properties. Her portfolio has now grown to a substantial portfolio of quality properties.

# MOMENTUM



At Taylor Property Services we have been busy marketing and leasing an exciting brand new building in Freemans Bay. There are a delightful group of tenants enjoying their urban life. Only 5 left to rent. We produced

a video about the building you might like to view it on U Tube <http://www.youtube.com/watch?v=ys56XKTB9NS>

We work for you.

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# Residential Rental Review

July 2014

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	\$360	\$320 - \$420	222	\$490	\$400 - \$595	157	\$620	\$450 - \$792	29	\$787	\$700 - \$900	6
Ponsonby	\$395	\$365 - \$450	23	\$530	\$490 - \$560	17	\$750	\$690 - \$850	16			0
Grey Lynn and Westmere	\$310	\$250 - \$380	28	\$570	\$500 - \$600	14	\$712	\$690 - \$750	10	\$820	\$660 - \$880	6
Mt. Albert and Pt. Chev	\$300	\$235 - \$330	15	\$420	\$377 - \$450	20	\$595	\$520 - \$627	19	\$595	\$508 - \$722	7
Sandringham	\$310	\$257 - \$352	25	\$420	\$390 - \$473	43	\$510	\$480 - \$600	26	\$650	\$577 - \$700	12
Mt. Roskill	\$240	\$197 - \$312	5	\$375	\$350 - \$410	16	\$475	\$432 - \$491	21	\$510	\$493 - \$582	9
Mt. Eden	\$320	\$295 - \$377	44	\$450	\$390 - \$500	40	\$620	\$557 - \$695	29			0
Epsom	\$328	\$295 - \$350	19	\$442	\$425 - \$490	20	\$625	\$555 - \$690	14	\$740	\$720 - \$780	10
One Tree Hill and Ellerslie	\$315	\$185 - \$330	6	\$400	\$372 - \$430	40	\$520	\$460 - \$568	11	\$635	\$570 - \$690	8
City Bays	\$360	\$340 - \$425	6	\$450	\$405 - \$501	16	\$635	\$580 - \$720	10	\$955	\$850 - \$990	6
Remuera	\$300	\$215 - \$325	8	\$502	\$410 - \$555	8	\$690	\$550 - \$835	11	\$1350	\$1031 - \$1675	5
Meadowbank	\$330	\$320 - \$395	5	\$447	\$395 - \$510	18	\$600	\$555 - \$647	27	\$710	\$650 - \$850	10
Glenn Innes, Panmure and Mt Wellington	\$305	\$260 - \$330	10	\$387	\$360 - \$415	46	\$490	\$450 - \$527	31	\$610	\$490 - \$710	12

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