



# TE ATATU Homeowner

With Diane Voordouw & Team

## 4 Signs You Need a Holiday

It's summer. Well, almost. With Christmas fast approaching you're probably busier than ever (oops, did I say the "C" word?) November is often a time when workloads reach their apex but energy levels and enthusiasm are at their lowest ebb.

Here are a few tell-tale signs you simply need a holiday and some quick fixes to get you through.

### 1. Lack of Productivity & Enthusiasm

Spending hours at work doesn't automatically translate into getting things done, especially if you're moaning about being there. Take 15 minutes at the beginning of each day to reflect on your purpose, review your goals and most importantly, be thankful you have a source of income.

### 2. Overloaded

When juggling several urgent tasks we often jump from one to another but complete none. Sound familiar? Write a list. Devote the first block of each day to your most important project. Often this is not urgent but will become so, if neglected. (Make sure "planning a holiday" is marked "important".)

Next select a bunch of quick-fire tasks that can be completed with minimal effort and clear them from your list.



Dreaming about summer holidays already?

### 3. Bad Habits

Bingeing on junk food and skipping the gym is a sure sign of burn-out. When we're feeling good, we take better care of ourselves, physically and mentally; but when we're rundown, we stop caring.

Reset your thinking. Make a salad and go for a lunchtime walk for some fresh air and Vitamin D.

### 4. Grumpy & Impatient

If being second in the queue for your morning coffee sets you on edge, you're experiencing all the above and you aren't much fun to be around—you seriously need a holiday!

Call the boss, get online and book. But first, apologise to your spouse, children and colleagues for being such a pain in the proverbial. Then let the countdown to your summer holiday begin.



17 Sarona Avenue, Glen Eden  
Safe and sound on sunny Sarona Ave. A fantastic three bedroom weatherboard home - an ideal first step for families or those looking to get on the property ladder.  
rwteatatu.co.nz/TET25268

## Rating Valuation— Useful or Useless?

"How much is the RV?" is one of the most common questions asked by home buyers.

An RV (also known as CV—Council Valuation) is occasionally useful as a broad gauge of whether or not a property is in a buyer's price range but it's not at all an indication of how much a property might sell for on an open market.

Councils use a "one-size-fits-all" formula to calculate RVs purely for the purpose of working out everyone's share of rates.

Although this uses recent comparable sales in the area, it doesn't take into account the unique features of your home including condition, landscaping, street appeal, school zones, potential for improvements and what wonderful neighbours you have next door. RVs are published several months after they are calculated so even a new RV is already out-of-date.

Market value, on the other hand, is the price a buyer is willing to pay for your property. This is affected by all those

*Continued...*



**Thinking of Selling?**  
**Call our office for expert advice TODAY.**

**Ray White Te Atatu** Phone 09 834 6789

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Continued...unique features mentioned above as well as supply and demand, interest rates, the economy, current market conditions and, interestingly, the skill level of your real estate agent to identify and promote your property to the buyer willing to pay the most.

So if buying, don't rely on a RV. Do your research. Visit open homes and auctions. Find out what properties in the area sold for to get an indication of market value before you put in an offer.

**If selling, ask us for a free, no obligation appraisal of how much your home is worth.**

If you like us and the way we work, we'd be delighted to help you sell your home.

**Please call us anytime for a friendly chat.**

## Real Estate Market Trends

	Oct-16	Aug-17	Sep-17	Oct-17
West Auckland				
Median \$	801,000	764,000	775,000	780,000
No. sales	269	277	247	224
Median days	32	37	37	34
Te Atatu Peninsula				
Median \$	944,100	770,250	889,000	840,000
No. sales	19	14	12	13
Te Atatu South				
Median \$	707,500	787,500	787,500	740,000
No. sales	15	22	14	13
Interest	5.50%	5.75%	5.80%	5.80%

Source: REINZ



**FOR SALE**  
20 Rewarewa Rd, Te Atatu Peninsula  
A meticulously maintained, perfectly flat and fully fenced 1191m<sup>2</sup> freehold section homes a beautifully presented, 4 bedroom, 130m<sup>2</sup> spacious family abode, and also offers incredible development potential.  
rwteatatu.co.nz/TET25189



## ENTER THE DRAW TO WIN!

Want to wine and dine at **Et Tu Bistro?** (value \$60.00)

**Question: How many days in November?**

Phone, txt or email your answer to 021 960 309 or win@buywest.co.nz or include your name, email, address and best contact number.

Best of luck!

**Closes 15 December 2017**

*Congratulations to our previous winner: David Baird*



**FOR SALE**  
3 Rabone Street, Henderson  
Calling owner/occupiers and investors alike! Consent has been granted for this brand new, light industrial-zoned property to be used as a live and work premise.  
rwteatatu.co.nz/TET25211

## Just for a Laugh

The passengers were all seated on the plane. After a lengthy delay the stewardess announces, "Apologies folks, we're just waiting for the pilots."

The passengers look out the window. Two men dressed as pilots walk towards the plane. Both men are using guide dogs and appear to be blind; there are murmurs among the passengers and some believe it is a joke.

The men enter the cockpit. More concerned murmurs and uneasy chuckles from the passengers.

The plane taxis to the runway and gathers speed. The passengers look out the window and realise they are nearing the end of the runway. The entire passenger cabin erupts in screams but the plane lifts off just before the end of the runway. The passengers calm down and chuckle to themselves, at this point believing they all fell for a joke.

In the cockpit, the pilot turns to his co-pilot and says, "You know, one day those people are gonna scream too late and we're all gonna die!"



STEVE HANSEN

When you sell your home with Ray White, you're tapping into a commitment to customer service that stretches back over 115 years. While the market changes, our values of integrity, hard work, and dedication to deliver on expectation remain steadfast. At Ray White we work for you.

What do you value?



**SOLD**  
15 Redlands Grove, Swanson  
Congratulations - SOLD!

## What people are saying about our Salespeople...

Nathan Buxton was super professional, honest, helpful, patient.

We felt that he looked after us very well and went the extra mile.



**Ray White Te Atatu** Phone 09 834 6789  
Diane Voordouw - Principal/Licensee Agent

**RayWhite**