



RayWhite.

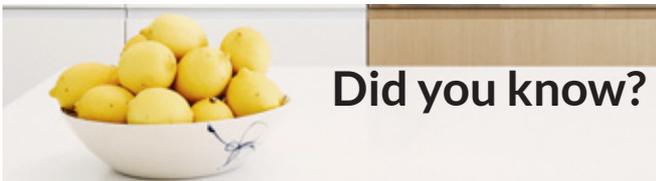
What has Ray White Hamilton Property Management been up to in August?

So far this month we have:

- Tenanted 56 properties
- Listed 43 new managements
- Conducted 627 inspections
- Arranged 861 maintenance jobs for our investors
- Arranged 18 new rent increases

We're working hard for our clients. If you want results, contact our New Business Team on 07 839 7066 or 027 808 5772

brioni.webby@raywhite.com



Did you know?

There are new laws in place surrounding asbestos. If you are thinking of carrying out renovations you may need an asbestos survey report. Talk to your property manager for more information regarding this law.



What we can do for you:

- Provide qualified tradespeople with Professional Indemnity & Public Liability insurance at preferred supplier rates
- Ensure all rents collected are held in a Trust Account until disbursement to you
- Carry out quarterly inspections to ensure you meet your insurance requirements
- Work with you to provide an annual maintenance plan for your budget



A huge congratulations to our Property Management team for winning the prestigious award of **REINZ Large Office of the Year 2018!**

This is a national award in which we were competing with the country's very best property management businesses. We'd like to take this opportunity to thank our loyal landlords, property managers, administration team, tenants, and tradespeople for helping us achieve this business milestone.

Here at Ray White Hamilton Property Management, we're passionate about property, and believe in investing in Real Estate as a wealth creating strategy. Although there is currently legislative disruption and uncertainty in the industry, we are positive about the future and the opportunities it will present for long term investing in Hamilton.



Hot Investment Properties

If you are considering adding to your investment portfolio, speak to us about the market rent achievable on these investment properties:



Melville By Negotiation
Location Investment Returns 2 bdrm house plus 4 self-contained studio units all furnished in one building in a top location for hospital workers. Currently returning \$1235/w (approx 7.8% gross) with potential to increase. This great investment enjoys excellent occupancy from long stay tenants, with ample off street parking.

47 Mount View Road, **View By Appointment**
 rwhamilton.co.nz/HAM31846
 Lou Camenzind 027 490 8836



Hamilton East \$695,000
WoW \$1,195 Rent a week! Only a few years old, 5 one bedroom, fully insulated & double glazed studio apartments, just 100m walk from Waikato University. Purposely built to offer students designer living at an affordable price. All studios have their own en-suite and kitchenette for your convenience and privacy.

2/16 Greensboro Street, **View By Appointment**
 rwhamilton.co.nz/HAM31901
 Jaimee Ward 027 865 3116



Hamilton East \$399,000
OE Dictates Sale! No need to spend your weekends on lawns and gardens here - when you can have this lock up and leave easy care Unit! Secure a low maintenance entry level unit! Perfect for singles, couples or investors looking for effortless living, downsizing or possibly adding to their portfolio.

10a Inverness Avenue, **View By Appointment**
 rwhamilton.co.nz/HAM31841
 Mark Keesom 027 533 7661

Changes to rent laws will hurt landlords and tenants

It should come as no surprise to anyone that a third of Kiwis are now renting their properties - and given the cost of getting a foot in the door, coming up with enough cash to buy that door and all that goes with it, that number's likely to increase.

Tenants and landlords now have a couple of months to come up with their ideas on what the Government calls "rebalancing the relationship", which in reality is aimed at making life easier for renters.

The landlords will have plenty of time to consider whether they want to stay in the business because any changes aren't likely to come into effect until mid-2020.

They're being told by Housing Minister Phil Twyford they'll have to give a tenant three months' notice if they want their house back, that's double the notice they now have to give. Tenants aren't required to give anything like that notice, just three weeks. Tenants look set to be able to have pets and make minor alterations to their rented property in what Twyford says is aimed at making a house a home.

But here's the rub, landlords are being told they'll have to limit rent increases to once a year and there'll be limitations on rent bidding, where tenants outbid each other in order to secure the house. Home owners will be hoping interest rates stay low but if there's a hint they could rise then so will the opening rent. And by limiting rent rises, expect higher rents at the start.

Twyford says bad landlords are in the minority so it would seem on this one minority rules, good landlords will end up paying for the rabble.

Most landlords simply want a fair return on their property and for their home to be well looked after, they're not fat cats trying to squeeze the life out of their tenants. They're not in it to provide a charity for those who won't buy a home of their own or who unfortunately can't afford to.

It's a business and like all businesses, they should be free to run it without the state telling them how to. If they're being unethical then there's a Tenancy Tribunal to bring them into line. Unfortunately, 80 per cent of the cases before the Tribunal involve tenants not paying their rent and a landlord can't access it until the arrears are three weeks old.

This "generational reset" of the way we rent in this country runs the risk of landlords getting out of the business and into Airbnbs at the very time when the Government's crying out for more homes to be made available. If rogue landlords are in the minority, as the minister acknowledges, and there's no reason to think they aren't, that would tend to suggest the system ain't broke so why fix it?

More virtue signalling perhaps?

- Barry Soper, NZ Herald

Rental properties must be insulated by 1 July 2019

Landlords of rental properties now have less than a year to insulate them to the required standard.

If rental properties that you are managing do not yet have ceiling and underfloor insulation installed, you - as the landlord - may be liable for exemplary damages of up to \$4,000 under the Residential Tenancies Act.

Changes to the Act which came into effect in 2016 mean that ceiling and underfloor insulation must be installed where possible, according to the regulations, in every rental property by 1 July 2019.

Rental property owners and landlords should be protecting their investment by keeping it in good condition. Insulation keeps properties warm and dry, makes it more efficient for tenants to heat, keeps them healthy, and encourages them to stay longer.

Find out more about insulation requirements

Insulation can be installed quickly in most homes, but waiting times vary around the country, and with the deadline coming up in July 2019, insulation installers could get booked out quickly.

All tenancy agreements signed since 1 July 2016 must include a compliant insulation statement. The Compliance and Investigations Team is already looking at tenancies

which don't have statements, and we've taken non-compliant landlords to the Tenancy Tribunal.

Use our free insulation statement template to ensure you meet all legal requirements

From 1 July 2019, a major priority for us will be investigating rental properties which don't meet the legal requirements. Our team is already growing in size, and we will be holding more landlords and property managers to account for non-compliance.

We urge you to act now, so you're not caught out on 1 July 2019.

- Tenancy Services

