

The PROPERTY REPORT

HOLIDAY SECURITY CHECKLIST

Is yours one of the few houses in the street with an alarm, dog or well-secured doors and windows or where the occupants come and go at irregular times? Then give yourself a big tick for offering the least opportunity i.e. greatest opposition or risk to aspiring thieves. But if you are going on holiday this Christmas you might want to make your home even less attractive to opportunistic thieves by using this holiday security checklist.

Firstly, try to think the way the thieves do. Does your home look neglected, abandoned, unused? Make it look occupied by carrying out the following activities.

- Leave a light on inside if you intend returning home after dark. The light should be visible from the street and give the impressions that the house is occupied. Consider using an automatic lighting timer.

- Never leave notes. Thieves can read too.

- Keep blinds and curtains partly open to give the house a "lived in" appearance, if you are going away for some length of time.

- Cancel all regular deliveries, e.g. milk, newspapers so the stockpile doesn't give the game away.

- Ask a friend or neighbour to keep an eye on your home and collect any other deliveries which may be made during your absence.

- Ask the Post Office to hold your mail.

- Ask a friend or neighbour to park a car in your driveway from time to time. And remember to make things tough for anyone who has the audacity to have a go.

- Lock away all portable garden equipment, tools, ladders or anything that could be used to break into your house.

- Securely lock your garage; most breaking-in implements are found there.

- Lock all doors and windows.

- Take your keys or leave them with a friend. Do not hide them.

- Remove all money and valuables to a safe place such as your bank.

Have a great, safe Christmas holiday!

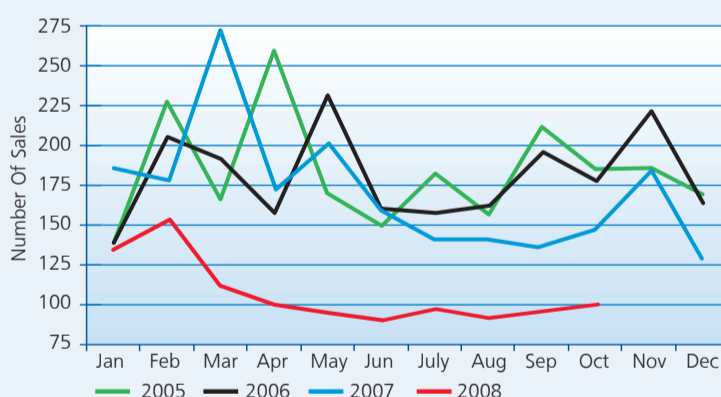


Lower Hutt Sales Statistics

SUBURBS	August 2008 - October 2008						
	MEDIAN SALE PRICE	NUMBER OF SALES	VS LAST YEAR	MEDIAN DAYS TO SELL	VS LAST YEAR	MEDIAN SALE % CHANGE 1 YEAR	3 YEARS
Alicetown	\$444,250	6	↓	47	↑	-4%	68%
Avalon	\$325,000	21	↓	38	↑	3%	19%
Belmont	\$317,500	5	↓	70	↑	-31%	4%
Boulcott	\$465,000	5	↑	48	↑	7%	46%
Central Hutt	\$458,000	22	↑	45	↑	-22%	10%
Eastbourne & Bays	\$618,000	11	↓	56	↑	-1%	44%
Fairfield*	-	-	-	-	-	-	-
Harbourview*	-	-	-	-	-	-	-
Kelson	\$325,000	15	→	39	↑	-4%	13%
Korokoro	\$390,000	6	↑	37	↑	*	15%
Manor Park*	-	-	↓	-	↑	-	-
Maungaraki	\$345,000	9	↓	44	↑	-11%	4%
Moera	\$286,500	5	↓	47	↑	-9%	*
Naenae	\$247,500	18	↓	44	↑	-12%	15%
Normandale	\$417,500	5	↓	26	↓	3%	25%
Park Ave	\$415,000	7	→	28	↓	-7%	*
Petone	\$371,500	18	↓	101	↑	-15%	7%
Stokes Valley	\$260,000	27	↓	61	↑	-11%	19%
Taita	\$209,000	20	↑	29	↓	-18%	17%
Tirohanga	\$461,500	5	→	48	↑	-27%	24%
Wainuiomata	\$250,000	36	↓	60	↑	-2%	33%
Waiwhetu	\$308,000	9	↓	99	↑	-12%	2%
Waterloo	\$376,750	20	↑	50	↑	-20%	15%
Woburn	\$472,500	14	↑	50	↑	-24%	-17%

*For accuracy purposes, suburbs with less than 5 sales in the period have been excluded from this analysis.

Lower Hutt Residential Property Sales



Regional Round Up

OUR REGION	August 2008 - October 2008						
	MEDIAN SALE PRICE	NUMBER OF SALES	VS LAST YEAR	MEDIAN DAYS TO SELL	VS LAST YEAR	MEDIAN SALE % CHANGE 1 YEAR	3 YEARS
Lower Hutt	\$322,000	289	↓	51	↑	1%	21%
Upper Hutt	\$300,000	144	↓	55	↑	-13%	15%
Porirua	\$363,500	146	↓	58	↑	-5%	30%
Wellington	\$440,000	571	↓	44	↑	-4%	13%
MAIN CITIES							
Auckland	\$465,000	1,377	↓	40	↑	-2%	13%
Hamilton	\$334,000	497	↓	48	↑	14%	16%
Christchurch	\$310,000	1,319	↓	46	↑	-6%	13%
Dunedin	\$235,000	508	↓	44	↑	3%	3%

Hutt Valley Rental Statistics

Rental Returns for October 2008

	BEDROOMS	MEDIAN RENT	RENT RANGE LOWEST - HIGHEST	% CHANGE FROM OCT 07	NO. LET
Northern Lower Hutt	1	\$167	\$120 - \$210	15%	8
	2	\$260	\$240 - \$300	0%	43
	3	\$305	\$290 - \$330	2%	38
	4	\$360	\$350 - \$380	n/a	10
Southern Lower Hutt	1	\$180	\$160 - \$210	8%	22
	2	\$290	\$250 - \$312	11%	53
	3	\$400	\$347 - \$450	11%	48
	4	\$480	\$450 - \$555	9%	17
Wainuiomata	1	n/a	n/a	n/a	0
	2	n/a	n/a	n/a	0
	3	\$290	\$261 - \$300	7%	21
	4	n/a	n/a	n/a	0
Upper Hutt	1	\$160	\$145 - \$172	-6%	5
	2	\$220	\$186 - \$220	10%	31
	3	\$325	\$300 - \$350	-2%	28
	4	\$360	\$310 - \$480	n/a	9

Median - the middle value when all of the data is placed in order of value. The median is a better indicator of value in the middle of the range than the average figure, as the average can be influenced by 1 or 2 extremely high or low values.

Source - Sales Statistics: REINZ website and Professionals Hutt City Ltd MREINZ records. These statistics are for residential dwellings and do not include sections.

Source - Rental Statistics: Tenancy Services Bond Centre. These statistics are derived from information gathered from bonds lodged at the Department of Building and Housing. The data has been produced to show recent market rents for non-government owned properties for which the Department of Building and Housing holds information.

