

a fresh approach to... PROPERTY MANAGEMENT

March 2008

Your Rentals Team

Your Rentals Team Manager

Professionals is the largest housing provider in Lower Hutt. We find new rental homes for over 80 families per month on average.



Vesna Wells

p 587 0947
m 021 488 972
e vesna@redcoats.co.nz

Your Property Investment Consultant

Helping you to become a property investor, rather than a landlord.



Tania Pollard

p 619 1020
m 027 252 5458
e tania@redcoats.co.nz



Bridget Carmont

p 568 1490
m 027 429 0190
e bridget@redcoats.co.nz

Your Property Managers

Specialist Property Managers focus on your needs. They successfully manage your investment properties so you can remain worry free!



Meryl Quayle



Julie Overduin



Henriette Ferreira



Vickie Lister



Janette Dorward



Ann Schuster



Penny Leonard

Your Letting Consultants

Letting consultants work with your property manager & prospective tenants to ensure that only the most suitable tenant is found for you.



Jenny Burns

p 568 1491
m 027 241 2520
e jenny@redcoats.co.nz



Tihan Roos

p 569 0760
m 021 127 6543
e tihan@redcoats.co.nz



Shivon Roos

p 568 1496
m 021 127 6542
e shivon@redcoats.co.nz

AUTUMN GARDEN TRENDS

Autumn Outdoor Living Trends

Garden and outdoor living spaces such as decking and verandas have become as important an entertaining area in the New Zealand home as the living room.

In fact, some would say they have become the new living room. Indoor/outdoor flow is a prime consideration of today's home owner who, summer and winter, (with the help of patio heaters, braziers and fire pits) will entertain outdoors.

Maintaining and decorating outdoor space is no different than maintaining and decorating the inside of a home. Just as simple, clutter-free indoor spaces are the

trend today, the same holds true for the garden, deck and patio.

Autumn trends include minimalist easy care styling with textures which stand the test of time and don't need changing every year.

What's IN this Autumn

Reality - Garden design kept real to reflect the owner's personality and style, just as the living room does.

Simple - Simple elegant combinations of flowers and plants that create a harmonious balance and won't require the hassle of trying to create and maintain the perfect manicured garden.

Clutter free - Less is more. Gardens which are an oasis to escape from the daily routine.

Classics - A return to classic accessories, garden design experts are using products that reflect traditional styles that will last for years. No more changing the coloured plastic containers every year - classic long lasting materials

such as stainless steel, copper, carved granite, terracotta as well as innovative lightweight hand cast pots and planters.

Yuccas - These versatile plants are becoming the number one house/apartment plant in Wellington. The most spectacular ranges are arriving in garden centers now giving a great range of choice in heights, styles and colours. Be warned - don't pot up into bigger pots, instead seek advice and choose a pot to suit your decor then fake plant it if required.

Getting Help and Advice - Getting help planning and designing outdoor living areas. Many professionals, including local garden centre staff can assist with this. More and more Kiwis are utilizing garden service professionals to give them a hand.

Gardens can reach their peak in autumn with an array of flowers and berries and many colourful leaves. This can be a rewarding yet challenging time.



MAKE THE MOST OF THE SEASON

- Autumn is the perfect season to get your lawn looking lush and green again. With future rain, sprays of Turfix will be of benefit to lawns hardened with summer heat. Start levelling and compacting damaged lawns ready for sowing.
- For the new pot planting, how good the potting mix with the fertilizer, saturaide and other additives will be the most defining influence on how spectacular the results will be - use quality.

"that's refreshing"

www.redcoats.co.nz

MEET TANIA POLLARD

PROPERTY MANAGEMENT CONSULTANT

Tania has been with our company for two and a half years. She is a bundle of energy and enthusiasm with a great passion for doing her job well for her clients and the company.



Prior to joining Professionals, Tania spent five years working in the fitness industry and five years in the telecommunications industry. Her experience in dealing with all different walks of life means that Tania has excellent communication skills and understands the needs of property investors.

Prior to her current role of helping investors manage their rental portfolios, Tania worked as a Letting Consultant with our company.

During this time, she met the needs of our investors by ensuring they had good tenants in their homes.

Tania is passionate about her job. As a property investor herself, she takes great pride in assisting investors with bringing their business to our company. She excels with her communication and people skills and understands the rental market in the Hutt having lived locally for more than 20 years.

In her spare time she loves to kayak and spends time with her husband and her teenage daughter.

Tania who can be contacted on 619 1020 will assist you with your property investment portfolio. For all new business referred, we are offering one month's management free for a twelve month contract.

Rental Summary Reports

Each year we issue summary reports for all of our investors. These reports make your life a lot easier at tax time. The cost is \$45 including GST per report.

If you do not wish to receive a summary report, please let us know urgently.



We take Body Corporate & Company Share worries away!

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- Dedicated and professional service
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Call us today to see how we can best meet your needs.



Sharon Tainui

p 568 1951
e sharon@redcoats.co.nz

Rebecca Johnson

p 589 9613
e rebecca@redcoats.co.nz



Professionals, Hutt City
Winner of the Robert Bevan, Australasia
'Best Practice Award 2007'

RENTAL STATISTICS

Rental Returns for February 2008

HUTT VALLEY	Bedrooms	Median Rent	Rent Range lowest - highest	% Change from Feb 07	No. Let
Northern Lower Hutt	1	\$185	\$150 - \$223	54%	5
	2	\$250	\$223 - \$272	0%	25
	3	\$307	\$280 - \$340	2%	26
	4	n/a	n/a	n/a	0
Southern Lower Hutt	1	\$180	\$148 - \$236	6%	13
	2	\$290	\$240 - \$300	12%	44
	3	\$400	\$350 - \$450	16%	50
	4	\$410	\$390 - \$477	-5%	15
Wainuiomata	1	n/a	n/a	n/a	0
	2	\$220	\$188 - \$228	13%	7
	3	\$285	\$270 - \$290	11%	14
	4	n/a	n/a	n/a	0
Upper Hutt	1	\$145	\$142 - \$155	4%	8
	2	\$200	\$180 - \$240	11%	22
	3	\$320	\$300 - \$350	10%	26
	4	\$350	\$350 - \$435	9%	8

WELLINGTON

Khandallah/Ngaio	1	\$220	\$197 - \$245	19%	12
	2	\$310	\$270 - \$336	13%	19
	3	\$500	\$380 - \$630	11%	10
	4	\$550	\$425 - \$600	12%	14
Karori/Kelburn	1	\$200	\$180 - \$225	-5%	18
	2	\$350	\$315 - \$397	18%	28
	3	\$445	\$395 - \$517	14%	24
	4	\$610	\$500 - \$685	22%	20
Wellington Central	1	\$300	\$250 - \$340	15%	119
	2	\$425	\$360 - \$495	13%	118
	3	\$510	\$450 - \$580	4%	80
	4	\$600	\$450 - \$678	3%	31
Haitaitai/Brooklyn	1	\$225	\$183 - \$270	7%	53
	2	\$320	\$271 - \$370	7%	43
	3	\$420	\$380 - \$465	5%	50
	4	\$525	\$495 - \$550	5%	30
Kilbirnie/Island Bay	1	\$240	\$185 - \$286	4%	17
	2	\$350	\$280 - \$382	9%	33
	3	\$420	\$362 - \$485	8%	36
	4	\$500	\$480 - \$527	9%	13
Miramar	1	n/a	n/a	n/a	0
	2	\$317	\$280 - \$360	7%	10
	3	\$440	\$347 - \$495	-2%	17
	4	\$565	\$490 - \$700	n/a	6

JOHNSONVILLE-PORIRUA

Johnsonville/Tawa	1	\$141	\$125 - \$195	19%	6
	2	\$272	\$235 - \$300	7%	24
	3	\$350	\$320 - \$399	9%	43
	4	\$455	\$380 - \$550	14%	14
Porirua	1	n/a	n/a	n/a	0
	2	\$270	\$218 - \$299	23%	13
	3	\$290	\$255 - \$350	14%	21
	4	\$395	\$310 - \$500	n/a	8

Median rent - The middle value when all of the weekly rents are placed in order of value. The median is a better indicator of rents in the middle of the range than the average rent figure, as the average can be influenced by one or two rentals that are extremely high or low

SOURCE: Tenancy Services Bond Centre.

These statistics are derived from information gathered from bonds lodged at the Department of Building and Housing. The results may not be a true indication of the rental market, because they only reflect properties where bonds are 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.

28 cornwall st
lower hutt
new zealand

po box 2611
wellington
p 04 619 1000

po box 30 526
lower hutt
p 04 566 2233

f 04 566 5399
e rentals@redcoats.co.nz
www.redcoats.co.nz