



METCALFE
REAL ESTATE

Autumn Newsletter

"HOW LIFESTYLES CAN CHANGE SO QUICKLY"

As the new decade got off to a positive start it seemed the hype and high level of real estate activity which we became accustomed to in the last decade was continuing into 2020, coupled by a relatively strong economy, good employment rates, and low interest rates with demand exceeding supply for residential properties for both sales and tenancies which has led to increased confidence.

From this upbeat outlook two months later the whole Nation and for that matter the World we find ourselves in a state of a complete shutdown while we fight the challenge of fighting off a virus that has turned people's lifestyles into chaos and in many cases facing financial hardship. This has put us all into a state of uncertainty, creating shock, grief and stress.

The key to this situation is to remain patient and care for one another. Out of bad comes good and with some good and positive signs coming out of China I believe this cycle will be short-lived and once the World gets on top of this crisis, real estate will continue to be sold, bought or tenanted. With multiple buyers and tenants in the marketplace I see the market picking up sooner rather than later.

In the meantime, we must pay tribute and thank the hospitals, doctors, nurses, medical professionals and essential service personnel for their effort to eradicate this virus. Where would we be without them? Without them we would

be a lot worse off than what we are today. Make sure you protect yourself and others against Covid-19.

Be kind, stay well and stay safe.

We can do it! WE WILL DO IT!

Kia Kaha

Best Wishes
Selwyn

Office Closure

We advise our offices are closed for the Covid-19 lockdown period until further notice.

All our staff are available to be contacted for all your real estate needs during this period and can be contacted on

06 278 2000 (Sales)

office@metcalfe.nz

06 278 1100 Or 027 468 7464 (Property Management & Rentals)

propertymanagement@metcalfe.nz

We apologise for this inconvenience which is outside our control.

PROPERTY STATS

**Residential Property Sales-
South Taranaki**

	Dec	Jan	Feb
Hawera	21	22	27
Eltham	7	2	3
Kaponga	0	0	0
Manala	2	1	1
Normanby	3	2	3
Ohawe	0	0	0
Opunake	2	3	5
Patea	0	5	1
Waitotara	1	0	0
Waverley	5	1	2

Hawera medians:	Dec	Jan	Feb
Sales prices	\$315,000	\$292,000	\$295,000
Rate values	\$235,000	\$235,000	\$215,000

Source: REINZ

Rural Property Sales

Taranaki

	Dec	Jan	Feb
Dairy Farms	5	2	3
Grazing Units	3	1	1
Lifestyle Blocks	20	21	19

South Taranaki

	Dec	Jan	Feb
Dairy Farms	4	1	0
Grazing Units	0	0	0
Lifestyle Blocks	5	5	5

During this period 5 dairy farms sold in South Taranaki, for a highest price of \$3.8m for 83.22ha.

Source: REINZ

Market Rent

South Taranaki-Rural South Taranaki

1 Sep 2019—29 Feb 2020

HOUSE Source: www.tenancy.govt.nz

SIZE	BONDS RECEIVED	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
2 bedrooms	22	\$250	\$295	\$315
3 bedrooms	61	\$290	\$320	\$360
4 bedrooms	12	\$385	\$415	\$430



Real Estate Sales People Required!

Are you looking to increase your income?

Vacancies available for either new or experienced sales people to join our dynamic team.

If you are self motivated and a team player talk to Team Leader Scott about making the experience fun, positive and a 'Metcalfe' one.

email: scott@metcalfe.nz

Compost

Compost is simply the rotting down of organic waste this happens in nature, by using a compost bin we are speeding up the process and keeping it contained, ready for use.

1. **Don't use any meat or dairy products**, this will bring the flies and rodents, also avoid using any wood sawdust or shavings that have been chemically treated.
2. **Large thick woody stems**, take too long to rot, cut all your green waste to about the size of your little finger.

3. **Position your compost bin** in a sheltered part of the garden where it doesn't get too much heat or too much rain. Put the bin directly on soil not on concrete or any other hard surface.
 4. **Start with a layer of small broken sticks** about 20cm deep, this gives a base that allows air to circulate and will help with drainage. From then on it is a process of layers- green then kitchen waste and so on until the bin is full.
 5. **With every couple of layers** add a sprinkling of Blood and Bone this acts as an activator and can accelerate the decomposition. Lime is also added to Compost as this will improve the quality of your finished product – add this every few layers.
 6. **Compost is ready when it has the consistency of lumpy potting mix** and it can be easily broken up with a garden fork. Spread the compost over the ground and dig it in to the top few centimetres of soil – this is where all the action happens. Do this a few weeks prior to planting.
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Welcome to my world of real estate

Simple projects will often give the best return on investment

If you're planning to stay in your home for the long haul it may clearly be worthwhile to tackle major renovations that will give you years of extra enjoyment as well as adding long term value. But, if your current house is a "stepping stone", and you're planning to move on sooner rather than later, then it's often smart to look to the smaller improvements to get the best return on your investment dollars.

Here are some simple projects you could consider...

Create good first impressions – outside

Tidy up and improve the approach to your front door. Things to look at and consider are the front fence, pathways, letterbox, front of house landscaping and planting and lighting. Try and look at your house as a visitor would. It also helps if you do this at various times of the day and night to take in changing

light and shade effects.

Create good first impressions – inside

Replace anything that looks very “tired” or soiled. New curtains, neutral coloured carpets, new tiles and some fresh paint and/or wallpaper can all make a huge difference without costing the earth.

Add light and space

Enlarging small windows, investing in a skylight or two and careful choice of new light fittings can work wonders. Filling in verandah space over existing foundations is a very economical way of adding floor area. You may also create the very real feeling of more space by opening up an existing room to your garden, patio or deck and installing French doors. Carefully placed planting and lighting outside can help your outdoors and indoors “flow together” and this can be done to create the feeling of more usable space.

Fresh up the kitchen and bathroom

“Freshen ups” work well and are a lot less expensive than major revamps. It is very easy to spend too much on kitchens and bathrooms and then you can struggle to get the full value back in the short term.

Garages are important

Inner city living, growing concerns about security and the need most people have for extra and secure storage space are all factors contributing to good quality garage space being highly desirable to prospective purchasers. If you’re closing in a carport or adding a garage think about integrating the design, form, materials and colour with your house – they work best when they look as if they were planned together, right from the start.

What your handwriting means

If letters slant to the left: Indicates introspection and a lot of emotional control.

If letters slant to the right: Reveals a person who’s outgoing, friendly,

impulsive and emotionally open.

If letters are straight up and down: The sign of someone who's ruled by the head, not the heart.

An erratic slant: Usually means a lack of flexibility.

Heavy pressure writing (like you can feel the rib made on the back of the paper): The writer is agitated.

Moderate pressure (the writing is dark, but you can't feel the rib on the other side of the paper): Shows ability to deal with stress.

Light pressure: Indicates someone who seems to take life in stride.

Tiny letters: Indicate the writer has somewhat low self-esteem but is intelligent.

Small letters: The hallmark of quiet, introspective types – they're generally detail-oriented and have good concentration.

Large letters: Sign of a confident, easygoing individual.

Huge letters: Indicate someone who's theatrical, usually loud, and needs to be the centre of attention at all times.

Wide letters (their width and height are about the same): The mark of someone who's open and friendly.

Narrow letters: Show someone who's somewhat shy and inhibited but very self-disciplined.

Letters that don't touch: Indicate an impulsive, artistic, sometimes impractical free thinker.

Some letters connecting: Means the writer's personality blends logic and intuition.

All letters making contact: The sign of someone who is highly cautious.

A curved first mark: Shows a person who is traditional and plays by the rules.

A straight beginning stroke: Reveals someone who is rigid and doesn't like being told what to do.

A final stroke straight across: The writer is cautious.

An end mark that curves up: Reveals generosity.

Perfect penmanship: The hallmark of a communicative person.

An indecipherable scrawl: Indicates a person who is secretive, closed-up and likes to keep his thoughts to himself.

