

Robinson's Round-Up

Winter 2019



TEAM
Robinson
ONE AGENCY
THE PROPERTY SPECIALISTS

WELCOME to our winter edition of Robinson's Round-Up.

Well it's certainly getting to that time of year where we are stocking up our wood piles, hunting out those wholesome winter recipes and maybe even booking in that annual holiday to somewhere warm. But what's happening in the market??? Well, Dunedin is currently the country's property darling. We are fielding unprecedented enquiry from all around the country. Stock volumes are at an all time low (314 at the time of print) and the average price at an all time high. The biggest problem a lot of home owners face is finding their next property, the sale of their current one is the easy part. We do have a number of quiet listings (not advertised), so if you are looking, please contact us to discuss your situation. We would love to have a chat or a coffee and as always, we offer complimentary market appraisals.
Shane, Julie & Beccs

April 2019 REINZ Residential Sales Statistics - (Dunedin City)

	Apr 19	Mar 19	Feb 19	Apr 18	Mar 18	Feb 18
Med. Price	\$439,000	\$439,000	\$420,000	\$400,000	\$376,000	\$370,870
No. of Sales	190	222	210	208	259	219
Days to Sell	27	21	23	27	23	34

Source: full report available www.reinz.co.nz

Team Robinson take out RateMyAgent Award (New Zealand Agent of the Year 2019)



Shane and Julie were thrilled to be awarded the New Zealand Agent of the Year 2019 at the RateMyAgent Awards in March this year. RateMyAgent is New Zealand's newest real estate agent ratings and statistics website. It provides reviews, recommendations and rankings for real estate agents in New Zealand. RateMyAgent provides a platform where property buyers and sellers can review the agents and agencies they've worked with and rate them so that other sellers in the market can be better-informed.

HELPFUL TIPS FOR SELLING IN WINTER

There may not be the frenzy to buy or sell in winter as there is in spring or summer, but realistically homes do sell all-year-round.

Here are some tips on how to make your home worthy to buy during the cold snap.

Make sure your home has plenty of natural light

If natural light isn't flooding into your home on open days or when potential buyers view the house, ensure all of your lamps and lights are on. It'll give your home a lift and make it feel bright, spacious and appealing.

Get the temperature right

Before the open home and prior to visits from potential buyers, ensure your home is warm. There is nothing inviting about a cold home. Be certain the warm temperature applies to every room in the house, not just the living area.

Keep your home nice and dry

Dampness and mould will be noticed straight away by potential buyers in winter. Sort out any issues before buyers start viewing. Ensure you have good ventilation.

Make sure its clean on the outside

Get out the water blaster and clean your home's exterior, paths and driveway. Inside, remove any marks on your walls and wipe off fly excrement from your ceiling and light shades. Wash any mouldy curtains and wipe down mould on walls.

Embrace the season

Before people come to view your property, light your fire, set the table and celebrate all the wonderful things about being in the comfort of your own home. People will warm to your home if it feels welcoming.

source: homestolove.co.nz

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Enduring Power of Attorney What Are They?

An enduring power property means that someone can manage your assets for you.

You can choose almost anyone aged over 20 for the role. However, as it is a significant responsibility, you may wish to use a professional like Public Trust. The following are some important notes to guide your property attorney. Please read them carefully so you can answer any questions they may have.

What is a property attorney authorised to do?

The person you choose as your property attorney can act on your behalf for property and financial matters.

When does the enduring power of attorney become effective?

You can choose whether it becomes effective immediately or only when you are not mentally capable of acting for yourself.

Your attorney will hold the same level of authority as you in dealing with your property and financial matters.

You can place restrictions on your attorney's authority to deal with your property and financial matters. It is important that your attorney reads and understands any restrictions in the enduring power of attorney document.

Your attorney's obligations

The obligations under the Protection of Personal and Property Rights Act 1988 (the PPPR Act) require your attorney to consult with you when using their authority, if practicable. You may also require them to consult with other people, such as your personal care and welfare attorney.

Your attorney can only benefit themselves and others if you have given them permission to do so. These benefits can be loans, gifts or even professional fees.

If you specify that certain people are able to see financial records and information that shows how the property attorney has used their authority, this information must be made available. Failure to do so may result in your attorney being liable for a fine of up to \$1,000.

Above all, your attorney must act in your best interests.

How does your attorney use their authority?

Your attorney will need to check if their authority as property attorney can be used immediately or only in a situation where you are not mentally capable of acting for yourself.

If their authority can be used immediately, they will need to discuss your instructions with you prior to dealing with your property.

If your attorney can only act if you are not mentally capable, they must first obtain a medical certificate from a doctor whose scope of practice includes the assessment of a person's mental capacity.

If their authority extends to their ability to make a will on your behalf after you have lost mental capacity, the Family Court will need to consent to the terms of the will first.

Sometimes the authority is given to two or more attorneys. If this authority is joint, both attorneys must agree about performing the actions.

When the authority is used, the financial institution or agency your attorney is dealing with will need a certified copy of the power of attorney together with a declaration of non-revocation declaring that their authority to act as your attorney has not been withdrawn.

What if your attorney no longer wishes to assume their role as property attorney?

If you are mentally capable, your attorney should provide you with a written resignation from their role as attorney. If you are not mentally capable, a written resignation must be lodged with the registry of the nearest Family Court.

Public Trust can help your attorney prepare these resignations.

For further information about Enduring Power of Attorney talk to the team at Public Trust on 0800 371 471 .

Did you know ONE Agency have a Property Management team?

Have you just purchased an investment property and now want it managed? Or, have you been managing your investment yourself and are now looking to hand over the reins and put your time and efforts elsewhere?

Well we can help with this!

We will ensure the maximum possible rental return, minimum vacancies, accurate rental appraisals and ongoing rental reviews. You will feel confident, supported and informed every step of the way as we help build your property portfolio and create wealth. Our devoted, experienced team and fully reference-checked tenants will look after your property with an exceptional level of care.

To find out more, give Todd Robinson a call on 474 0526.

Ok so your not selling the family home but you have been thinking about buying an investment property?

One of the first steps you will need to take will be figuring out how you can afford to do this?

Do you have enough equity in your own home to afford another property? Well lets find that out!

Book in a property appraisal with us today.

What you will get from this? A comprehensive property appraisal analysis with comparable properties that have sold in your area and homes that are currently for sale now. An appraisal range of where we feel your property would sit in the current market. More in-depth than a banks desktop print out but cheaper than a registered valuation - as its **100% FREE!**

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