

# The Rent Shop Ltd

## Newsletter

February 2012

### A Great Start to 2012

Welcome to 2012! The business year has begun and there is a general air of confidence. Despite the on-going global financial difficulties the Reserve Bank is talking positively about facing the challenges here in New Zealand. From a News Release on 27 January 2012 –

*“While New Zealand’s financial institutions depend on global credit markets, including Europe, for funding there are buffers in place to ensure our banking system has adequate liquidity and capital, and the Reserve Bank has appropriate tools, more so than in the 2008 Global Financial Crisis.”* And on the OCR review on 26 January 2012 – *“Given ongoing uncertainty around global conditions and the moderate pace of domestic demand, it remains prudent to keep the OCR on hold at 2.5 percent.”*

Clearly there is no imminent sign of any upward movement in interest rates, on the contrary, the ASB, on the back of this OCR announcement, has just cut its 1-5 year fixed term home loan rates – good news!

The real estate markets again appear positive with no likelihood of any significant rise in prices. It is hard to see just yet whether we’re heading into a Buyers or Sellers market. Our sales and leases this year to date have been strong and showing a willingness from all parties at steady market levels – the January REINZ figures will give us an indication next month.

### Rent Reviews

The residential rental market is showing its seasonal surge as tenants compete for the limited supply of properties on offer. This is a favourable time for us to be actioning our annual review of all rents on our managed properties. We have commenced our reviews and recommendation communications to our landlords are underway. We welcome your input and do our best to achieve increases where we are reasonably able to. We consider: how much the property would rent for in the present market, the tenant’s performance to date both in making payments and looking after the property, the affordability of the tenant and our landlords’ best interest and any special circumstances.

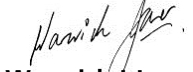
We have posted several interesting articles on this subject on our website and welcome your input and feedback on our current proposed reviews when you receive them.

### Online Access!!

We are also pleased to announce the introduction of online access for our landlords and tenants. As of Now – direct access is available through our website for landlords to view their property financial statements and YTD reports. Tenants too can view the status of their ledger for rent and invoiced payments. Letters are on their way providing personalised security codes and password instructions. If you can’t wait please call Ben Thomson on (09) 253 9310 or Zirak Vazifdar (09) 253 9302.

Yes we have come out of the 2012 starting gates strongly! We look forward to a great year of service to you!

Cheers!

  
**Warwick J James**  
AREINZ

### Latest Investment Opportunities



- **Weymouth**
- Three-bedroom family home
- Professionally renovated.
- Weatherboard and tile.
- New carpets. New bathroom.
- New kitchen and appliances.
- Garage. Fully fenced section.
- **For sale at \$275,000**



- **Otara**
- Three-bedroom family home
- Repainted inside and out
- New bathroom
- Weatherboard and tile.
- Single carport
- **For sale at \$259,000**



- **Mangere East**
- Three bedrooms plus study
- Brick and tile family home
- New kitchen and appliances
- Garage with internal access
- Extra off street parking
- Popular location
- **For sale at \$369,000**



- **Manurewa**
- Three-bedroom family home
- Professionally renovated.
- New carpets. New bathroom.
- New kitchen and appliances.
- Double garage. Extra parking.
- **For sale at \$329,000**

Contact our Investment Specialist:

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