

The Rent Shop Ltd

Newsletter

December 2011

Election Over

We note a positive sense of calm across the country as we close the curtain on 2011. The RWC success and the short follow on to a straight forward election result that has been positively received by the financial markets leads us to a comfortable conclusion to 2011.

We summarise the housing market at year end: -

Interest Rates Holding:

The first half of next year no longer looks soon enough for the RBNZ to have confidence that the risks to the global economy have been defused. Accordingly there is delayed expectation of OCR increases until the end of 2012 which should enable interest rates to remain near present levels.

Mortgage Applications Up:

There has been rising demand for mortgage finance. The latest data released from the RBNZ showed a 1-2% rise on house loans from September 2010.

Building Consents Up:

Consent numbers are coming off all time cyclical lows and house construction is predicted to continue to grow as the Christchurch rebuild gathers momentum. This is likely to also provide some much needed spin off stimulus to the economy. The rate of new building still remains low and below population growth - this should be noted by residential investors.

Price Rises Predicted:

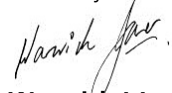
Despite the Auckland median price easing back from \$475,000 in September 2011 to \$465,000 (the national median moved up from \$350,000 to \$359,000) and sales volumes predictably stalling; the number of days to sell continues to creep down – Auckland from 36 to 33 days 12 months ago and nationally from 41 to 35 for the same period.

With ongoing low interest rates, positive consumer confidence, the lack of new building and a persistent shortage of existing housing stock our view of prices rising in 2012 in the residential market remains.

In the meantime we hope you find time to relax, enjoy family and a welcome holiday break to re-energise for the New Year. Thank you for your continued support.

Season's Greetings to all!

Sincerely



Warwick J James
AREINZ

Restricted Building Work

Under the Building Act 2004, from 1 March 2012 critical building work that is known as “**Restricted Building Work**” must be done by a licensed building practitioner - read more [here](#)

Latest Investment Opportunities



- **Manurewa**
- Three-bedroom family home
- Renovated kitchen, bathroom
- Weatherboard construction
- Garage, carport, extra parking
- Elevated position over park
- **PRICE REDUCED**
- **For sale now at \$299,000**



- **Papatoetoe**
- Two-bedroom home unit
- Block of two units
- Single carport
- Rented at \$250 per week
- **PRICE REDUCED**
- **For sale now at \$190,000**



- **Otara**
- Three-bedroom family home
- Fully renovated
- Double garage
- Extra off street parking
- Popular location
- **For sale at \$279,000**



- **Favona**
- Standalone two level house
- Four-bedroom family home
- Extensive decking area
- Internal access double garage
- Use of swimming pool & gym
- **For sale at \$419,000**

Contact our Investment Specialist:

Noel Avenell

Phone: (09) 476 1985 or (09) 253 9190

Mobile: 021 405 891

E-mail: noel@therentshop.co.nz

6/123 Ormiston Road
Botany Junction
Manukau, Auckland
New Zealand

P.O. Box 217003
Botany Junction,
Manukau 2164, Auckland
Phone: (09) 253 9190

www.therentshop.co.nz




Professionals
the rent shop Ltd
licensed real estate agent

 Find us on
Facebook