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Specialist Residential
PROPERTY MANAGERS

Quinovic

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FLIGHT TO QUALITY

Investors around NZ are increasingly turning to Quinovic's experienced and professional property management teams following extensive changes to the Residential Tenancies Act (RTA) last October, says Quinovic Managing Director Ross Davey.



"While the changes were welcomed by the sector, they have increased landlords' responsibilities and smart investors are aware that they risk significant penalties for wide-ranging offences under the Act," says Ross. "They realise it's more important than ever to choose a well established, reputable management company with good systems and good people. "The RTA amendments have certainly lifted the bar and any investors attempting DIY portfolio management need, at the very least, to familiarise themselves with the changes and appoint a NZ-based agent if they're going to be overseas for more than 3 weeks."

Ross says "corner shop" operators may be able to offer budget fees but lack the knowledge, experience and systems needed to safeguard property investments worth hundreds of thousands of dollars. "There's definitely a 'flight to quality' happening out there.

"At the very least it's important to have property managers available round-the-clock, as the Christchurch earthquake showed, and to avoid entrusting your assets to individuals that may have a conflict of interest," says Ross.

"Quinovic is now in its 23rd year as a specialist residential property management company and we ensure our franchise owners are very high calibre individuals who are passionate about property and well informed. We provide national software support for our internal software and have a strong management team of experienced people to provide support in all aspects of the business".

Auckland's HOT



Population growth will fuel demand for rental accommodation, the Centre for Housing Research says in its Auckland Housing Market Assessment.

The total number of dwellings in greater Auckland is expected to increase by almost 100,000 units, or 40%, to 601,420 in 2026 with the biggest growth in older and smaller households. Demand for rentals will increase much faster than demand from owner-occupiers, with a 63.5% increase from 151,180 to 247,160 rental dwellings.

You can download the full report at www.chranz.co.nz/publications.html.



Good time to buy

With fewer buyers chasing suitable rental properties, the latest QV.co.nz housing market survey points to opportunities for astute investors to increase their portfolios before an anticipated rise in house prices later this year, says Quinovic Business Development Manager Juliet Robinson.

A net 48% of those surveyed in December 2010 believed now is a good time to buy, up from 31% in June and more than double the March survey.

"However, a majority of investors in the survey weren't planning to buy new properties so that suggests there are opportunities out there for cashed up investors to get in before prices start edging up again and buyers return to the market," says Juliet.

"And it seems that many of those intending to increase rents have already done so, with only 33% of investors surveyed saying they're planning increases this year compared to 49% in June. Most of the increases will be quite small, from 1-5%."

Meanwhile, the Department of Building and Housing (DBH) has released its market rents statistics for the six months to December 31 2010. The table shows a sample of NZ average weekly rents; you can find detailed figures for areas nationwide, including suburbs in the larger centres, at www.dbh.govt.nz/market-rent.

NZ Market Rents 1 July – 31 December 2010: \$ weekly rentals

	2brm Flat	2brm Apt.	2brm House	3brm House	4brm House
Average rent	257	388	280	330	430
Median rent	250	370	270	320	400
Lower quartile	200	310	230	260	330
Upper quartile	300	440	320	380	500

Source: Department of Building and Housing www.dbh.govt.nz/market-rent