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Specialist Residential
PROPERTY MANAGERS

Quinovic

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Susanne Krejcek

QUINOVIC BACKS BATTLE AGAINST COASTAL EROSION

A Quinovic-sponsored study award will help fund important research to help New Zealand's dunes win their battle against increasing coastal erosion that is threatening many parts of our coastline. The 2012 winner of the Dune Restoration Trust Study Award is Susanne Krejcek (pictured), a PhD student at Victoria University who hails from Germany. Susanne, who is studying for a Doctorate in Ecology, is working on large-scale trials with the Department of Conservation and Whanganui area iwi to improve the success rate of efforts to restore vegetation cover by planting native spinifex grass in areas currently dominated by introduced marram grass.

Coast Care groups around New Zealand are attempting to restore marram-dominated dunes by planting spinifex, but survival rates are often disappointing. Susanne hopes the results of trials of 11 transects at experimental sites near Whanganui (6 at Whitiua and 5 at Tapuarau) will contribute to best-practice guidelines for dune restoration and management around our coastline.

Quinovic Managing Director Ross Davey said sponsoring the study award in partnership with the Dune Restoration Trust enabled Quinovic to make a significant contribution to the efforts of the Trust and other volunteer groups around New Zealand.

"Erosion is an increasing threat to our coastline and DOC has named coastal sand dunes as one of New Zealand's most at-risk ecosystems needing protection and management," says Ross. "Susanne's research should pay real dividends in supporting future work in this important area.

"As many Quinovic offices are located in coastal areas, we encourage our franchisees, staff and clients to take an interest in their local dune protection work," says Ross.

See our [website](#) for more details.

CLIENTS JOIN PRO-AM FIELD

Six clients won positions in Quinovic teams for the Quinovic Waikanae Golf Club Pro-Am on February 1.

The Quinovic sponsored tournament is the opening event for the 2012 New Zealand pro series.

Clients who met the tournament entry requirements were invited to register their interest late last year for the opportunity to 'play with a professional' at Waikanae. The lucky winners were:

Aucklanders Lachie Shea and Wellingtonians Ian Christison, Tony McKendry, Mike Baker, Kevin Hanlon, and Richard Cook.

TIME TO CHECK OUT SUBSIDIES

This is a good time to consider taking advantage of Government subsidies for installing insulation and heating to help make your property more attractive to tenants and boost your return on your investment.

Quinovic Property Managers around New Zealand say warm, dry houses tend to attract more interest from tenants and can command higher rents. Tenants are less likely to move on, particularly during the winter months. If your property qualifies under the Heat Smart government subsidy scheme a relatively small outlay by the landlord can also help increase its capital value.

If you're interested in taking advantage of the subsidies available, this is a good time to act – before the end of the financial year, before the onset of winter pushes up demand and increases waiting lists for approved suppliers, and before the Budget in mid-year which could result in some change to the scheme.

Did you know that if your property was built before 2000 you can get:

- 33% (up to \$1,300) off the cost of installing ceiling and underfloor insulation through an approved service provider, and
- \$500 towards the cost of installing an efficient heater once the house has sufficient ceiling and underfloor insulation.
- If your tenant has a Community Services Card you can get 60% off the total cost of insulation and if the home has sufficient insulation limited funding of \$500 is available towards an efficient heater.

More details of the Heat Smart subsidy scheme are available at the [EECA website](#) and your Quinovic Property Manager is happy to advise on ways you can maximise the return on your investment by making your property more attractive to tenants year-round.

REALISTIC RENTS

Rates, insurance and maintenance costs have increased over the past 12 months and rents are not always keeping pace.

Quinovic Property Managers say there's scope for modest rent rises in many areas to reflect increasing ownership costs, particularly in Auckland, and they're happy to discuss the prospects for individual properties with their clients.

Meanwhile, New Zealand Property Investors Federation (NZPIF) president Andrew King said any earlier rent rises would have been to counter the changes to depreciation, and that landlords "need to play catch up" with regard to rising maintenance, insurance and other housing related costs.

"All the other costs have gone up, there's definitely room for rents to rise," he said.

