



*This is Property Brokers' Country!*

Licensed under the REAA 2008

Real Estate with

**Debbie White**



Property Brokers Limited MREINZ  
Licensed under the Real Estate Agents Act 2008

**April 2013**

HASTINGS 06 878 3878 HAVELOCK NORTH 06 877 7161 NAPIER 06 834 4255  
TARADALE 06 845 9101 CLIVE & COASTAL 06 872 6015 WAIPIKURAU 06 858 7280

## Top Countries by Home Ownership Rate

RANK	COUNTRY	RATE (%)
1	Bulgaria	97
2	Lithuania	97
3	Hungary	92
4	Singapore	90
5	Nepal	85
6	Russia	85
7	Mexico	84
8	Ireland	83
9	Slovenia	82
10	Iran	81
11	Greece	80
12	Italy	78
13	Spain	78
14	Belgium	78
15	Norway	77
16	Brazil	74
17	Israel	71
18	UK	69
19	Australia	69
20	Canada	68
21	Finland	67
22	USA	65
23	New Zealand	65

## From the desk of Debbie

The updated Real Estate Agents Authority Code of Conduct has just come into force. This is a set of rules that sets the minimum standards for all 12,500 New Zealand real estate agents

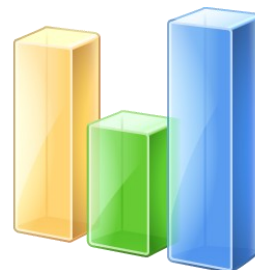
It's been three years since the Code came into use and this update not only amends some existing rules but also adds new rules to further protect you as a buyer or seller of property.

This is all good news really. The outcome will be greater transparency in the sale and purchase process and so there'll be less possibility of misinformation or an absence of information that could give rise to an issue

For you we hope that will bring greater assurance that your interests are being well looked after when you're buying or selling.

## March in a Nut Shell

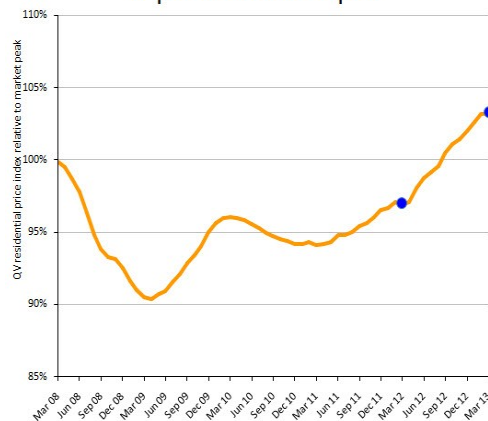
Sales volumes in Hawkes Bay increased by less than 1% compared to March 2012 with a increase in Napier just offsetting a decline in Hastings. Compared to February the numbers barely moved with one fewer house selling in Napier and two fewer in Hastings.



The median price increased by \$1,000 (+0.4%) compared to March 2012, with prices increasing in Hastings but easing in Napier and Dannevirke. Compared to February the median price eased by \$2,250 (-0.8%) with prices easing in Napier but rising elsewhere

REINZ Regional Director Philip Searle noted that "the Hawkes Bay region is relatively steady at present with reasonable market activity and good buyer interest at open homes, although the number of listings in lower price brackets is starting to tighten." Overall the trend for the region is sideways.

NZ price index relative to peak



## Price Increases in the Main Centres May Be Slowing

The latest monthly property value index shows that nationwide residential values increased further in March. Values are up 3.3% above the previous market peak of late 2007, with a 1.3% increase over the past three months and a 6.5% increase over the past year.

Jonno Ingerson, QV.co.nz Research Director said "nationwide values are still increasing although there are signs that the rate of increase has slowed in the last month or two in Auckland, Hamilton, Christchurch and Dunedin. However it is still too early to tell if this is the start of a more widespread slowing of values." "The provincial centres remain variable with no universal trends evident either over the past three months or the past year".

The blue dots indicate the price index in March 2012 and March 2013

[www.propertybrokers.co.nz](http://www.propertybrokers.co.nz)

[www.debbiewhite.co.nz](http://www.debbiewhite.co.nz)



NZ Realtors  
Network LTD

# Real estate with Debbie White



## Clean Air

For many of us this will be the last winter we can use our wood burner. The Hawkes Bay Regional Council website has a table that outlines the non-compliant wood burner phase-out dates. Essentially the regulations only apply to properties less than 2 hectares in area and located in what's called the Napier Airshed. There are 2 Airzones within the Airshed. Airzone 1 covers the city and Airzone 2 covers the remaining areas within the Airshed. For Napier residents in Airzone 1 (city) open fires are now prohibited. If you have a pre 1996 non-compliant burner it will no longer be able to be used from next January. 1996 - 2005 non-compliant burners can't be used from January 2016. Post 2005 non-compliant burners will be phased out in January 2020. For more info go to this site:

<http://www.hbrc.govt.nz/services/environment/air/heatsmart/pages/clean-heat.aspx>

## March 2013 Rental Prices

No. of Rooms	Med. Price	Price Range	No. Let
<b>TARADALE</b>			
ONE			0
TWO	\$275	\$237 - \$305	21
THREE	\$330	\$300 - \$350	23
FOUR	\$400	\$378 - \$433	5
ONE			0
TWO	\$240	\$230 - \$253	15
THREE	\$330	\$310 - \$350	21
FOUR			0

\*\*\*NOTE\*\*\* March 2012 stats are shown in the shaded boxes

## Napier Residential Sales - March 2013

	All Dwellings	Apartments	Sections
Number of Sales	98	3	3
Value of Sales	\$32,664,005	\$788,100	\$1,097,000
Median List Price	\$279,000	\$285,000	\$0
Median Sell Price	\$297,600	\$250,000	\$365,000
Median Days to Sell	41	75	573
Median Govt Valuation	\$290,000	\$390,000	\$320,000
Freehold	90	1	3
Leasehold	1	1	0
Existing	98	3	3
New	0	0	0

Are you or a family member eligible for a KiwiSaver first-home deposit subsidy? You can apply for the deposit subsidy if you have belonged and have regularly contributed to a KiwiSaver scheme, complying fund or exempt employer scheme for at least three years. Have a look here: [www.hnzc.co.nz](http://www.hnzc.co.nz)

## Taradale Sales - March 2013

ADDRESS	B/R	FLOOR	LAND	PRICE	ADDRESS	B/R	FLOOR	LAND	PRICE
Avondale Rd	2	150	609	\$340,000	Birdwood St	4	210	747	\$425,000
Churchill Dr	3	220	879	\$533,205	Travis St	4	130	799	\$356,000
Guppy Rd	3	190	1591	\$374,000	Meeanee Rd	2	90	1	\$249,000
Avondale Rd	4	216	1159	\$650,000	Alderney Cl	4	200	652	\$440,000
Hinton Rd	4	210	0	\$430,000	Kent Tce	5	264	2099	\$670,000
Oxford St	3	144	444	\$343,000	Rimu Pl	3	120	331	\$247,000
Hinton Rd	2	90	295	\$225,000	Holyrood St	3	120	749	\$345,000
Murphy Rd	2	0	1	\$205,000	Meeanee Rd	3	100	1	\$240,000
Brompton Dr	3	190	655	\$480,000	Cambridge Tce	4	200	1186	\$430,000
Churchill Dr	4	410	1134	\$602,000	Balmoral St	4	180	1034	\$467,000
Jeffares Pl	3	100	663	\$300,000	Kent Tce	4	250	1754	\$625,000
Peddie St	3	130	1	\$280,000	Otatara Rd	3	180	598	\$330,000
Church Rd	2	120	1	\$275,000	Puketapu Rd	3	210	607	\$350,000



"Now here's a home with either three or four bedrooms, depending on your sense of humor."

Interested in receiving an appraisal of your property?  
Give me a call to make a time

**Debbie White**  
**RESIDENTIAL CONSULTANT**

Office: 845 9101  
Home: 844 7477  
Mobile: 027 440 7607  
Email: [debbie@propertybrokers.co.nz](mailto:debbie@propertybrokers.co.nz)



[www.propertybrokers.co.nz](http://www.propertybrokers.co.nz)

[www.debbiewhite.co.nz](http://www.debbiewhite.co.nz)



**NZ Realtors**  
**Network LTD**