

LETTING IT OUT!



Tips for Spring Maintenance

With the warmer weather on the way, now is an ideal time to think about maintenance on your investment property. Maintenance is an essential part of investment ownership which will assist in securing good tenants, attracting better rents and maximizing your investment returns. Your property manager can help you to arrange maintenance with trusted tradespeople.

Inspect the Chimney

Now is a good time to arrange a sweep and inspection of the chimney if you have a fireplace or wood burner in your property.

Carry out any Roof Repairs

The roof is essential to prevent leaks, mould and damage. Prepare for any deluges in rain and next winter by checking the roof and carrying out any overdue maintenance issues.

Clean the Gutters

Now is an excellent time to arrange cleaning of debris out of your gutters and inspect them for any signs of sagging or damage. Check for proper drainage around the home and repair any cracked down pipes etc.

Prevent Leaks

Prevent water leaks by dealing with any weatherboard issues or cracks in foundation work. Water can travel a long way from a small crack that is exposed to the elements so now is a good time to repair any damage to cladding or foundation surrounds.

Repair Windows

Repair any damaged windows or rotten window frames. If caught early, a lot can be done to save the window from complete and expensive replacement.

Deal with Mould and Mildew

Mould and mildew is a joint owner and tenant responsibility. Providing a hard wired bathroom fan (one that turns on with the light) is an excellent start to controlling moisture in bathrooms. Arrange removal of any mould and green slime off decks and paths. Cut or trim any trees to let the sunlight in.

Repair Pavements or Driveways

If cracks have appeared in your driveway, sidewalks, or steps, take care of them before they grow any larger. Patching materials and fillers for asphalt and concrete are readily available and can prevent costly overhauls.

Painting Inside and Out


Consider painting the exterior of the home if weatherboards are looking chalky and tired. Painting the inside

of the home can be done between tenancies. Through our relationships with Resene and Watty, we can assist with providing specifications suited to your home and go out to tender to tradespeople who are trusted and provide good workmanship.




Gas Heaters

It is a good idea to service annually to help keep gas heaters functioning properly and to last longer.












 Professionals, Oxygen Property Limited, Helping you to become a property investor, rather than a landlord.
Vesna Wells Manager, 587 0947

Your Property Investment Consultants

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Your Property Managers

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Specialist Property Managers focus on your needs. They successfully manage your investment properties so you can remain worry free!

Your Letting Consultants

 Jenny Burns Lower Hutt 568 1491
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 Janine Tweedle Upper Hutt 527 9754
Letting consultants work with your property manager & prospective tenants to ensure that only the most suitable tenant is found for you.

Serving our clients...

We've got Wellington Covered

For many years we have had properties all over Wellington from Plimmerton to Central Wellington, Eastbourne, Upper Hutt, Lower Hutt and Wainuiomata. Having staff in Upper Hutt, Wellington and our head office in Lower Hutt means we have the Wellington and Greater Wellington covered to ensure that you get the best service for property management. We have dedicated Lettings teams in Upper Hutt, Wellington and Lower Hutt to market and rent your home when it

becomes vacant and comprehensive vetting procedures for tenants that make an application for a home to rent. We advertise widely from our website, Trade Me, Realestate.co.nz, Professionals website, counter reports, touch screens in Lower Hutt and through our Lettings agents and walk in clients. We thank you for being a continued and loyal customer of our company and we are constantly striving to fulfill our vision of being a world class property management team. If you ever have any feedback

or suggestions, please give us a call at any time.

We are proud that we have just won for a fifth year in a row the Professionals Team Excellence Award for our region.

To help you continue on your journey of investing, we would like to offer the first five investors on receipt of this newsletter a free investment book. Call Vesna Wells on 587 0947 to be one of the first five people to receive their free book.



Meet Lisa Peterson

Southern girl who rolls her southern R's



Prior to joining the Professionals, Oxygen Property team, Lisa worked as a lifestyle specialist in Queenstown managing a portfolio of private villas,

luxury holiday homes, private retreats and country estates. Lisa's experience in property management for luxury homes serves Lisa in good stead as she is meticulous with her portfolio of properties and is very customer focused. Having once worked for Hirequip for 3 years where she started chain saws, drove tractors and burned around in diggers all day, Lisa has a can do and practical attitude that is second to none. With a sunny disposition and with no task being seen as too hard, we are privileged to have Lisa as part of our property management team.

Going Green

You may have noticed that our branding has changed a little in a recent months. We would like to take this a little further and keep going green by making a positive difference on the environment. From 30 September 2009, we would like to email statements to you. By emailing statements from our state of the art property management system, we will reduce the amount of paper, energy and non renewable resources that we use.

Other benefits of receiving email statements are:

- * You will receive your statement only seconds after we send it to you
- * You can check your statement when you are on holiday or out of the office
- * You will have your records at your fingertips if meeting with your accountant and/or bank manager
- * It won't get easily lost.

If you would still like to receive hard copies, no problem. Just let your property manager know. Thanks for your support in assisting us to make a small difference to the environment.



congratulations!

to our Award Winners!
at the 2009 Professionals Regional Awards



Henriette Ferreira
1st Equal for Excellence in Property Management

For the 5th year in a row, we were awarded the 'Excellence in Property Management Team Award' at the Wellington Regional Professionals Awards.



Julie Overduin
1st Equal for Excellence in Property Management

For all your property management needs call us on 566 2233.

Rental Statistics

Rental Returns for August 2009

HUTT VALLEY	Bedrooms	Median Rent	Rent Range lowest - highest	% Change from Aug 08	No. Let
Northern Lower Hutt	1	\$145	\$117 - \$185	12%	12
	2	\$250	\$230 - \$272	-4%	29
	3	\$312	\$290 - \$355	-5%	46
	4	\$390	\$357 - \$417	18%	7
Southern Lower Hutt	1	\$180	\$162 - \$190	3%	19
	2	\$280	\$250 - \$327	-2%	56
	3	\$380	\$332 - \$410	-3%	39
	4	\$430	\$396 - \$537	-9%	9
Wainuiomata	1	n/a	n/a	n/a	0
	2	\$230	\$221 - \$247	n/a	11
	3	\$290	\$275 - \$304	0%	24
	4	n/a	n/a	n/a	0
Upper Hutt	1	\$150	\$110 - \$195	-12%	6
	2	\$215	\$195 - \$250	-3%	36
	3	\$315	\$295 - \$350	-2%	37
	4	\$400	\$320 - \$426	n/a	7
WELLINGTON					
Khandallah/Ngaio	1	\$227	\$210 - \$270	14%	20
	2	\$330	\$300 - \$350	6%	26
	3	\$470	\$400 - \$600	-4%	26
	4	\$500	\$450 - \$550	2%	14
Karori/Kelburn	1	\$225	\$160 - \$263	-6%	16
	2	\$300	\$280 - \$360	-14%	25
	3	\$490	\$410 - \$552	7%	17
	4	\$535	\$480 - \$655	-3%	12
Wellington Central	1	\$292	\$234 - \$347	-5%	100
	2	\$425	\$370 - \$493	-6%	119
	3	\$600	\$488 - \$695	25%	35
	4	\$510	\$400 - \$620	-9%	14
Haitaitai/Brooklyn	1	\$232	\$190 - \$280	1%	34
	2	\$330	\$298 - \$373	6%	49
	3	\$450	\$395 - \$480	7%	30
	4	\$595	\$570 - \$685	3%	8
Kilbirnie/Island Bay	1	\$220	\$180 - \$250	0%	30
	2	\$330	\$300 - \$362	6%	36
	3	\$450	\$400 - \$500	-6%	20
	4	\$512	\$460 - \$577	-11%	8
Miramar	1	\$232	\$200 - \$350	-11%	6
	2	\$330	\$315 - \$450	-6%	18
	3	\$450	\$400 - \$500	-2%	17
	4	n/a	n/a	n/a	0
JOHNSONVILLE-PORIRUA					
Johnsonville/Tawa	1	\$175	\$143 - \$240	-30	19
	2	\$285	\$255 - \$330	2%	26
	3	\$380	\$350 - \$397	1%	40
	4	\$485	\$420 - \$550	20%	14
Porirua	1	n/a	n/a	n/a	0
	2	\$252	\$230 - \$300	-5%	10
	3	\$280	\$227 - \$320	-3%	41
	4	\$442	\$350 - \$520	-6%	10

Median rent - The middle value when all of the weekly rents are placed in order of value. The median is a better indicator of rents in the middle of the range than the average rent figure, as the average can be influenced by one or two rentals that are extremely high or low. All values are rounded to the nearest whole figure.

SOURCE: Tenancy Services Bond Centre.

These statistics are derived from information gathered from bonds lodged at the Department of Building and Housing. The results may not be a true indication of the rental market, because they only reflect properties where bonds are lodged at the Department of Building and Housing. The data has been produced to show recent market rents for non-government owned properties for which the Department of Building and Housing holds information.