



AUGUST | 2015 | PALMERSTON NORTH

Real Estate with Francie

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It is a good time to invest in property and the market has been moving. That doesn't mean prices will rise dramatically, but there is definitely a readiness amongst buyers to make a decision and put an offer on a property. There has been a lot of multiple offers. This is being accentuated because of the lack of homes coming onto the market. So if you are thinking of selling, now is a good time.

CHANGES TO TENANCY LAW: Anyone with rental property has heard about the changes to Tenancy Law but sometimes it is hard to know exactly what the new requirements are so in a nutshell here's how it will affect you:

- From 1st of July 2016, smoke alarms are compulsory in all tenanted properties.
- From 1st of July 2016, Tenancy agreements must state the level of ceiling, underfloor and wall insulation.
- From 1st of July 2019, All ceiling and underfloor insulation must be completed.

NOTE: -Insulation requirements will only apply to the ceiling and underfloor areas, not the walls.

- The insulation standard will be approximately equivalent to those introduced in 1978.

- Where it is impractical to retrofit insulation due to the physical design of the property, an exemption will be granted.

- If Landlords fail to state on the tenancy agreement the extent of insulation in the rental property, they can be fined \$500.

DRAFT MANAWATU RIVER FRAMEWORK: The public are to have a say about what a new park along the Manawatu River will look like. The park will stretch from the Manawatu Gorge to Longburn and will become the city's largest recreation amenity. Shared pathways will run the length of the park on the northern bank of the Manawatu River and the park will also include a significant section of the southern bank. The council has set aside just under \$1.2million to spend on the project over the next 5 years and feedback is being sought on the proposed outline in the draft Manawatu River Framework.

AWARD WINNING SOFTWARE: Palmerston North company AlphaGroup has designed an online consenting process that is streamlining and halving building consent processing times. The system is being used at present by the Selwyn and Kaipapa district councils and an independent assessment showed the system had brought in millions of dollars of financial benefits. Interest has been shown by the PNCC in implementing it here.

DKSH- NEW PREMISES: Leading international distributor DKSH will be moving to new premises in Railway Road when its massive 14,000 m2 warehousing and administrative complex is completed later this year. DKSH are currently in Longburn. The project is the biggest in the city since Foodstuffs warehouse in Railway Road was built seven years ago. There are between 30 to 50 people working on the site every day. The warehouse will be full of grocery and confectionary products by Christmas. Imported and local goods will be brought to the warehouse and then distributed around New Zealand. Imported product arrives from ports in Wellington and Napier and Palmerston North is the perfect place to distribute the products from.

MANAWATU, A REGION OF INNOVATION: The Manawatu region is being recognised as the heart of an established and growing centre of innovation. There are 25 software creation

companies in the city employing between 80 and 100 people between them. These include;

- **FROGPARKING:** Offices in Palmerston North, the United States and Dubai. They have just signed a distribution deal with Skidata, an Australian based company that provides automated access solutions for 10,000 facilities such as airports and stadiums in 100 countries. As a result Frogparking is on a major recruitment drive to double its staff of 31 to more than 60.

- **MUSAC:** An educational software developer based at Massey University campus.

- **ONSTREAM SYSTEMS:** Based in The Square specialising in scanning, viewing, storage and redaction technology.

- **PEOPLESafe:** Based in Broadway, Peoplesafe provides health and safety software solutions for small businesses and community organisations.

- **SMOOTHPAY LTD:** Head Office is in Summerhill. It provides simple payroll processing systems to brands like Les Mills.

- **MEDIA SCULPT:** Technology partner for Rapid Ratings International, which helps clients assess financial health of customers, suppliers and investments in the United States.

Over the past 5 years there has been significant growth in the amount of investment for innovation. Callaghan Innovation R & D grants have totalled more than \$6.5million over this time.

FEILDING HEALTH CARE CENTRE: The

centre has been granted more money towards construction costs of the new medical centre on Duke Street Feilding. When completed the centre will draw together the town's doctors into one facility and will also house pharmacy, radiology, laboratory and midwifery services. The centre is scheduled to be completed in February 2016.

WILDBASE HOSPITAL: Construction has begun on the new \$1.4million Wildbase Hospital at Massey University's Palmerston North campus. The project is for the treatment of NZ's native wildlife and would increase the quality of medicine and number of patients treated. Native animals such as kiwi, yellow-eyed penguins, parrots and native reptiles can be treated at the new hospital. The hospital will give about 50 students access to learn and gain important skills.

I have enclosed a new \$1,000 lucky ticket for your fridge. The last one was won by Gary and Sandra Ross, a very happy couple. With spring on the way I'm sure you will feel better about putting your home or rental property on the market. If you or anyone you know needs my help with selling I am very happy to help and I really appreciate being thought of.

Take care

Francie

Number of houses sold

Statistics for June 2015 Palmerston North (Residential)

Number of Sales	137
Median Sale Price	\$290,500
Median Government Valuation	\$270,000
Median Number of Days to Sell	35

Average Interest rates for August 2015

1 year	4.69%
2 years	4.69%
3 years	4.99%
4 years	5.40%
5 years	5.35%
Floating	5.84%

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