

## market update

June 2017



# Housing to be election battleground

Housing policy looks set to be a determining factor in September's election, according to a new Property Institute commissioned poll. The recently conducted poll showed that housing policy was a key electoral issue for a majority of the 1,000 voters surveyed.

For 8% housing will determine their vote, while 29% considered the issue to be "very important" and for another 29% it was "important". Just 32% said that housing was not an issue.

Property Institute chief executive Ashley Church said the results prove that housing policy could be a "vote clincher" in the election, with nearly one in 10 (8%) saying it will decide their vote.

The poll demonstrates why political parties are investing so much time and effort into packaging up their housing policies ahead of the election, he said.

"Political parties are acutely aware that solving the housing crisis is the main battleground on which the election will be fought – and they're all vying to present themselves as having the definitive answer."

While a high proportion of voters overall identified housing as the defining issue on which they will cast their vote, it was more important for those with allegiances to the Left.

Housing policy will determine the vote for 12% of Labour voters and 10% of Green voters, the poll showed.

When it came to undecided voters, 33% identified housing policy as "very important" and 5% said it would determine their vote.

Church said this suggests that there are a large number of voters who can be swayed based on what Parties come out with between now and the Election.

But voters should be cautious about accepting quick fix promises made by political parties given the housing market is struggling with problems that have been decades in the making, he said.

"There have been some worthwhile policy ideas released, but no party has yet proposed a policy that will fix the supply issue.

"Solving the supply shortage requires massive involvement by the private sector – and the policies I've seen to date either don't acknowledge this need, or propose ideas that will actually make the problem worse.

"Getting people building houses is the Holy Grail solution and no party has yet come close to anything which will achieve it".

Source: [landlords.co.nz](http://landlords.co.nz)

# Top five renovation tips to improve the value of your home.



Renovations, whether big (adding a new room) or small (new light fittings) can be a great way to increase the value of your home. Often, significant value can be added to a property through relatively minor changes. However, carefully choosing what kind of renovations to undertake is crucial. Carrying out unnecessary work can sometimes incur huge expense while adding little to the sale value of your home. Here's a list of the top five renovations tips that will add value to your home. Let's start with perhaps the most essential:

**1. Insulate! Insulate! Insulate!** The value this adds to your home cannot be overstated. Today, this is considered an absolute necessity by many homebuyers, in fact not having insulation can easily create the perception of an unhealthy home. With the EECA Energywise programme subsidising the cost of insulation, there really is no reason not to.

For more information on the subsidy head to: [www.energywise.govt.nz/funding-available/insulation-and-clean-heating](http://www.energywise.govt.nz/funding-available/insulation-and-clean-heating)



**2. Add a Deck** If you have the room adding a deck is one of the simplest ways to increase the value of your property. A deck is one of the best ways to create the much-desired 'indoor-outdoor flow'. They're also great for entertaining, something potential homebuyers will want to visualise when inspecting properties.

**3. Refit the Kitchen** Prospective buyers know they're going to spend a lot of time of the kitchen of any house that they buy. A tidy, modern looking kitchen can seriously improve the value of a home; when it comes to updating there are two options: replace or recover. The state of your current kitchen, budget and end goal will determine which is the right option for you. Whether your looking to replace or recover, your key targets are benches, cabinets, drawer fronts, skirting; handles, whether door, drawer or cabinet are noticed more than most people realise and new or cleaned handles can make a big difference at little cost. One addition to your kitchen that can really bring a modern feel is splashback glass, it has a very clean look and comes in a wide range of colours to suit any colour scheme.



**4. Update the Bathroom** As with the kitchen, the aim here is a modern appearance. A bathroom that looks old will instantly date the entire property in the minds of prospective buyers. Updating your bathroom needn't be expensive or difficult; simply replacing the fixtures like cabinet fronts and faucets, as well as the lighting, can quickly modernise the entire room. Replacing stained grout will undoubtedly modernise the room. For those with the know how, a DIY refit of the bathroom can be very cost effective.

**5. Create curb appeal** The greatest house in the world is still going to be hard to sell if you can't get people in the door. As they saying goes first impressions last; creating curb appeal, or a desirable entryway is one of the best ways to add value or help sell your home. A prospective buyers first memory of the house is often the one that sticks and a little can go a long way in this area of the property. The first thing to do is make sure any garden or lawn areas are looking great; make sure they're tidy, adding plants to the front of the home can really liven it up. Painting the entranceway is one of the best ways to blow the cobwebs off the front of the house. Painting the entrance door a bold colour can really make your house stand out, just be careful not to go for something too 'interesting'.



Renovations are something that cannot be undertaken without some serious planning, hopefully these tips will serve as a great starting point for those of you wanting to add value to your property.

Source: [realestate.co.nz](http://realestate.co.nz)

## RECENT SALES STATISTICS

NUMBER	ROAD NAME	SUBURB	RV	SALE PRICE	LAND AREA	FLOOR AREA	BEDROOMS
50	Acacia Ave	Maungaraki	620000	643000	612	180	6
19	Duval Gr	Tawa	560000	601653	838	260	4
56	Meremere St	Wainuiomata	340000	415000	597	120	4
10	Bell St	Tawa	315000	550000	840	100	5
65	Hartford Cres	Totara Park	345000	404500	704	90	3
32	Ruthven Rd	Wainuiomata	260000	290000	509	90	3
13	Kopiko Way	Brooklyn	550000	750000	506	160	3
18	Kashmir Ave	Clouston Park	475000	535000	985	230	4
30	Waterhouse Dr	Brooklyn	740000	740000	1113	309	5
73	Hutt Rd	Petone	465000	455000	420	90	2
92	Trafalgar St	Waterloo	465000	456000	291	100	2
16	Grimsby Gr	Wainuiomata	330000	415000	614	140	5
127	Muritai Rd	Eastbourne	600000	740000	453	150	4
14	Terawhiti Tce	Karori	510000	601000	1194	220	5
13	Gemstone Dr	Birchville	380000	446500	555	120	4
2	Roy St	Tawa	430000	651290	809	140	4
282	Grounell Cres	Belmont	395000	500000	737	170	4
6	Mewburn Rise	Karori	930000	1057500	1108	290	4
7	Agate Gr	Birchville	590000	640000	956	232	5
54	Duthie St	Karori	570000	760000	480	150	3
139	Buckley Rd	Southgate	470000	682000	611	90	3
62	Lord St	Stokes Valley	380000	413500	2271	190	3
38	Rata Rd	Hataitai	630000	797500	372	130	3
100	Moxham Ave	Hataitai	740000	856000	376	130	5
34	Delaware Gr	Totara Park	355000	455000	578	90	3
6	Longcroft Tce	Newlands	405000	528000	524	180	3
130	Kirton Dr	Riverstone Terraces	550000	640000	827	210	4
8	Pokaka St	Birchville	495000	542500	1072	241	3
43	Cashmere Ave	Khandallah	780000	1225000	429	250	4
305-U55	Evans Bay Pde	Hataitai	460000	385000	0	161	3
2	Cluny Ave	Kelburn	720000	1200000	718	210	4
39	Hall St	Newtown	460000	673500	204	130	5
46A	Derwent St	Island Bay	639000	820000	938	150	4
60	The Parade	Island Bay	600000	862500	632	100	3
95-U16	Molesworth St	Thorndon	600000	665000	0	83	2
6	South Karori Rd	Karori	430000	558000	0	97	3



# Ray White®

## Call us for a free appraisal

**John Callam**

Property Marketing Specialist

**M 027 223 3126**

**Philippa Seidelin**

Property Marketing Specialist

**P 04 392 2430**

**M 021 148 2430**