

## How much sun is there?

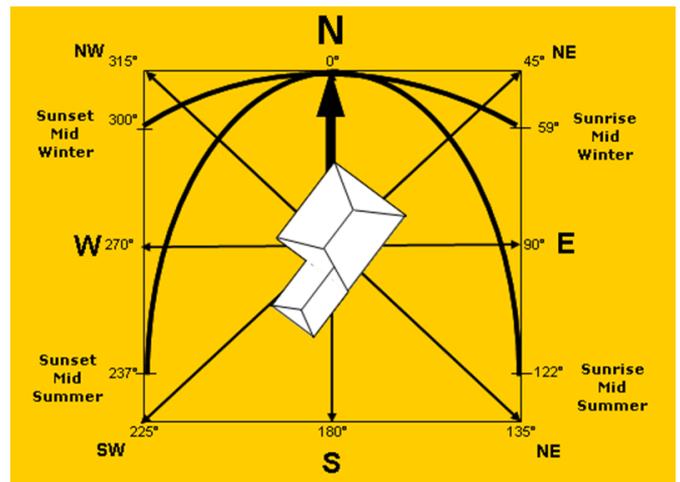
Sunlight is one of the hardest, if not impossible things to change about a house. Many a person has wished they could rotate their house or chop down a neighbour's tree, but it is just not feasible most of the time. No house will be perfect, but think about what is right for you. Think about what you consider to be the sunny side of the street in the areas you are looking, and also check the orientation of living accommodation to the sun in houses you visit.

Watch out for hills, large buildings and trees! The sun is a lot lower in the sky in winter so surrounding features can really impact the amount of sun you may get; try to take these factors into account. How do you do this? Take your compass, then work out where the sun comes in, when, and for how long. If you don't have a compass or can't visit the property, street maps, council geo-search websites, and Google Maps are all displayed with North up; use this to orientate yourself and work out when and how sun will come into a house.

For all year round sun calculations:

- Sunrise mid-winter (21st of June) is just over North East (to be exact NEbE or 59°).
- Sunset mid-winter (21st of June) is just over North West (to be exact NWbW or 300°).
- On the 21st of June, the shortest day, and mid-winter, the sun moves between the sunrise and sunset point in around 9 hours.
- Sunrise mid-summer (21st of December) is nearly South East (to be exact SEbE or 122°).
- Sunset mid-summer (21st December) is nearly South West (to be exact SWbW or 237°).
- On the 21st of December, the longest day, and mid-summer, the sun moves between the sunrise and sunset point in around 15 hours.
- Another good general rule is that for any time of the year, at approx 1pm, the sun is due north and, for that time of year, at its highest point in the sky.

Use the compass below. Orientate your house in the compass and then look to see where the sun will be coming from at different times of the day.



Article taken from Property Toolbox

### Thinking of selling?

If you are thinking of selling this year and would like information about how it all works please feel free to contact us at any stage.



We are also always happy to provide sales statistics for any suburb, our Wellington real estate market comment and our assessment of the sale value of your home. Just let us know how we can help.

[www.johnandphilippa.com](http://www.johnandphilippa.com)

#### Latest Harcourts Sales Statistics (February and March 2015 Sales)

71% of properties sold for more than RV  
The average sale price was 13% over RV  
Highest sale price over RV was 42%

# Buying Property to Renovate and Sell for a Profit

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Have you been considering buying a property to renovate and then sell for profit? Sometimes it can be tricky to know where to start. There are a lot of considerations, from where to buy, to proper budgeting and ensuring you're up to date with any restrictions and compliance.

As is the case with buying any type of property, deciding on the right location is usually your first step towards finding the right property. However, the location of a property you're buying to rent, to live or to sell can vary greatly. When it comes to buying a property to renovate and sell, there are a couple of considerations. Primarily, you're looking for a location that has steadily been increasing in value, or one that shows signs of increasing in value in the very near future.

Some key things to look for:

- **Investment in infrastructure:** Are new shopping centres, entertainment, or recreational centres popping up in the neighbourhood? This can be a sign of investor confidence, and in population growth which could indicate the area is becoming more popular.
- **New transport facilities:** New bus terminals or train lines are a great indication of recent population growth, as investment in major public transportation usually occurs to support or attract a growing population. Some areas increase in value quite substantially when new public transport facilities reduce the time it takes commuters to get into metro areas.
- **Quality schools and childcare:** Families are willing to move and pay top dollar to be within the catchment areas of quality public schools and childcare facilities. Some parents are willing to pay a premium on a home if it meant their children could attend the best local public schools.
- **Decide how long you'll hold the property while you renovate and sell for a profit:** If your plan is to renovate and sell the property, then the question becomes, "How long do we hold it for?" The answer really depends on your local market. So do your research. When looking for properties, ask real estate agents about the local market and how it's been tracking over the last few years and their thoughts on what's contributed to any increases in property values. Go online and check out any data you can find on your desired locations. There are lots of sites out there that now provide sales history on properties for free. If you're buying a home that requires a lot of work, but is in a great area, it might make sense to sell as quickly as possible after renovating, especially when considering holding costs. If you buy in an 'up and coming' area, it may mean you need to factor into your budget the time it takes for the area to increase in value.
- **Understand any government restrictions and compliance:** Once you've found and bought the perfect property, the next thing to do before you even consider possible renovations is to get familiar with any codes, restrictions and compliance involved in renovating the property. Most government websites will have sections dedicated to information on building restrictions, so make sure your plans comply.
- **Plan your costs:** Like any renovation, costs can blow-out really quickly. That's why it makes sense to budget not only for the cost of the purchase and renovation costs, but any potential holding costs and any costs which may be unforeseen. A good rule of thumb is to budget 20 percent more than you believe the renovation will cost.
- **Decide to do it yourself or employ contractors:** Doing a lot of the work yourself will certainly save money initially, but make sure it's something you can realistically take on. If it's something you're not confident you'll be able to complete to a high standard or on time, it will only cost you more when you need to hire a professional to come in and redo the work. The best scenario is one where you break tasks into those you're positive you're able to do yourself and those best left to the professionals. Note also that some things need to be left to the professionals by law, like any electrical work for example, so make sure you are aware of these restrictions before starting.

Lots of risk goes into buying a house to renovate and sell for a profit, but with careful planning, research, and budgeting, it can also come with some pretty great rewards.

Taken from Harcourts International

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