

goodGround Times



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The current debate over the property market "bubble" is certainly a hot topic. Have a look at the goodGround Residential Market Barometer adjacent to this column. All the evidence points to somewhere between 10 o'clock and 12 o'clock. The next question is how long will the current situation last? What are your views? Email or call us and the best answer will win you a bottle of wine.

My best guess is that things will continue as they are for at least another year.

A note of caution: I have just returned from a visit to Perth. The property market is in a state of decline with listings prolific and sales slow. This in direct contrast with the Perth market of 2 years ago when it was in boom mode.

The lesson here is that things will always change.

Talk to our Sales Specialists about your selling and buying needs. Take advantage of our free, no obligation appraisal offer now.



Martin Albrecht
Grad .Dip. Bus. Stud (Real Estate) AREINZ

goodGround Residential Market Barometer



Use the goodGround Barometer to pick where you think the market is currently. If you would like to discuss this or any other real estate topics please give one of our Sales Specialists a call.

Featured Property



Foodies Feast Your Eyes on This

Price: \$65,000 + sav + gst
Location: Waipu
Ref#: GGW50008
To View Call: Shane Samtani
022 360 4444

Now is the time to build a New house and rent out your existing house with the massive rental shortage in the Bream Bay area





















Mike Whittaker
MORTGAGES LTD

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Listings



	<p>Beach Apartment Price: \$189,000 Location: Waipu Cove Ref#: GGW11272 Call: Shane Samtani 022 360 4444</p>		<p>Best of Both Worlds Price: \$710,000 Location: Waipu Land Area: 151295 m2 Ref#: GGW11405 Call: Shane Samtani 022 360 4444</p>
	<p>Charismatic Charming Price: \$715,000 Location: Waipu Land Area: 56430m2 Ref#: GGW11213 Call: Shane Samtani 022 360 4444</p>		<p>Forestry Block Price: \$250,000 Location: Maungaturoto Land Area: 12.5127ha Ref#: GGW30104 Call: Martin Albrecht 021 565 682</p>
	<p>Smart Starter/Renter Price: \$220,000 Location: Paparoa Land Area: 505m2 Bedrooms: 2 Ref#: GGW11394 Call: Shane Samtani 022 360 4444</p>		<p>Spectacular Sea Views Price: \$669,000 Location: Waipu Land Area: 36.9240ha Ref#: GGW30123 Call: Jan Anderson 021 380032</p>
	<p>Waipu Native & Sea View Sanctuary Price: \$285,000 Location: Waipu Land Area: 68360m2 Ref#: GGW20320 Call: Jan Anderson 021 380032</p>		<p>7 Titles In Total Price: \$795,000 Location: Ruawai Land Area: 124.6800ha Ref#: GGW10003 Call: Martin Albrecht 021 565 682</p>
	<p>Peaceful, Private & Perfect Views Price: \$299,000 Location: Waipu Land Area: 96695m2 Ref#: GGW20324 Call: Shane Samtani 022 360 4444</p>		<p>Flat & Easy Rolling Ex Dairy Price: \$1,750,000 Location: Springfield Land Area: 103.5945ha Ref#: GGW30129 Call: Jan Anderson 021 380032</p>
	<p>Lifestyle with Ocean Views Price: \$300,000 Location: Ruakaka Land Area: 1000m2 Ref#: GGW20309 Call: Jan Anderson 021 380032</p>		<p>Unique Block Price: \$2,000,000 Location: Taupo Bay Land Area: 114.1000ha Ref#: GGW10003 Call: Martin Albrecht 021 565 682</p>
	<p>Outstanding Section Price: \$300,000 Location: Maungaturoto Land Area: 3709m2 Ref#: GGW20661 Call: Shane Samtani 022 360 4444</p>		<p>Big Block of Land, Big Views Price: \$2,500,000 Location: One Tree Point Land Area: 21.3880ha Ref#: GGW30111 Call: Lynda O'Riley 021 142 7024</p>
	<p>Three Bedroom Lifestyle Price: \$450,000 Location: Waipu Land Area: 1.7161ha Bedrooms: 3 Ref#: GGW11258 Call: Shane Samtani 022 360 4444 Lynda O'Riley 021 142 7024</p>		<p>Commercial/Residential Price: \$555,000 Location: Maungaturoto Land Area: 814m2 Ref#: GGW40023 Call: Shane Samtani 022 360 4444</p>
	<p>St Mary's Heaven Price: \$500,000 Location: Waipu Land Area: 43000m2 Ref#: GGW20661 Call: Shane Samtani 022 360 4444</p>		<p>Your Future In Whangarei Price: \$155,000 Location: Western View Heights Land Area: 895m2 Ref#: GGW20321 Call: Jennifer Starr 021 023 78871</p>

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Migration... One of those topics that always seems to raise strong emotions and opinions. Probably should be added to politics and religion; as topics best not discussed for the sake of preserving the peace? March 2015-2016, NZ citizens returning to live in NZ accounted for a quarter of all migrant arrivals. Of these, 44% were returning from Australia – the highest net gain in 25 years.

This ex-pat return is something we have certainly noticed in real estate. In our field, I would go even further to say, that many kiwis who aren't yet ready to return, are ready to invest here in preparation for that return at some point in the future.

As a returned Kiwi myself, the following excerpt encapsulates the emotional pull perfectly -

"The land and its sirens call you back. You are the living contour of the land you grew up in. You may not be able to articulate it exactly but spiritually, you understand its feelings and its parts." *

(*extract from North and South magazine 2013, Antonis Papaspiropoulos)



Jennifer Starr
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Lynda O'Riley
lynda@goodground.com

Opportunity Knocks Hospital Handy



Price: \$150,000
Location: Horahora
Land Area: 602m2
Ref#: GGW20322
To View Call:

Jennifer Starr 021 023 78871

Family Home/Investment



Price: \$475,000
Location: Horahora
Bedrooms: 4 + office
Land Area: 664m2
Ref#: GGW1373
To View Call:

Jennifer Starr 021 023 78871

Whangarei Harbour Mountain Magic



Price: \$299,000
Location: McLeods Bay
Land Area: 4121m2
Ref#: GGW20326
To View Call:

Jennifer Starr 021 023 78871

Waterfront Land Close To Town



Price: Present offers
Location: Onerahi
Land Area: 17700m2
Ref#: GGW20302
To View Call:

Jennifer Starr 021 023 78871

Split Level Executive Home



Price: \$577,000
Location: Horahora
Bedrooms: 3 + office
Land Area: 638m2
Ref#: GGW11398
To View Call:

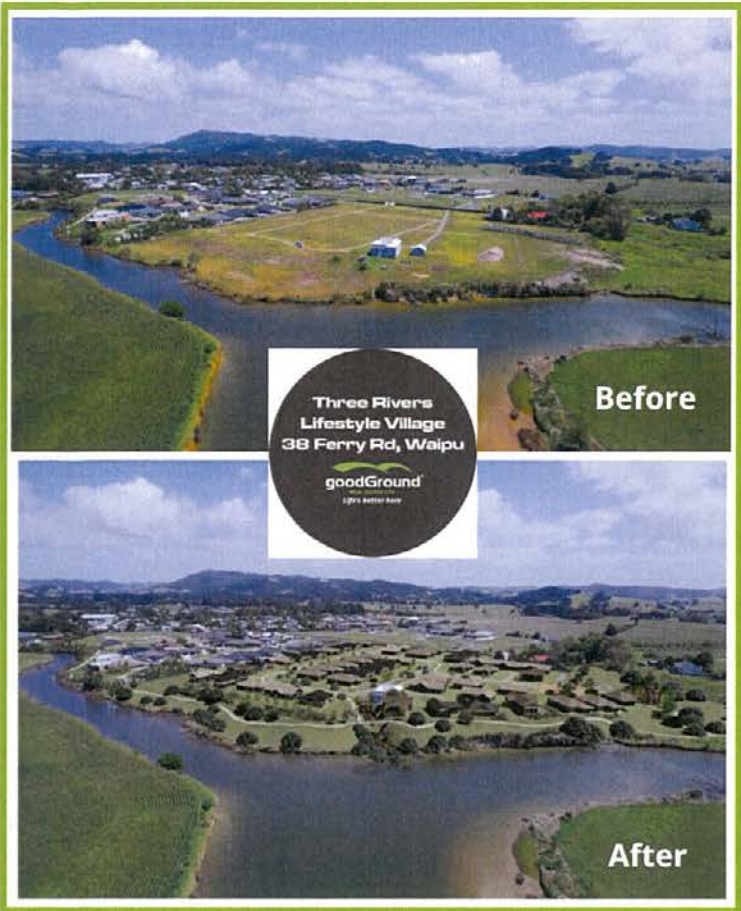
Jennifer Starr 021 023 78871

Harbourside Acres



Price: All Offers
Location: Waikaraka
Land Area: 6.4835ha
Ref#: GGW20301
To View Call:

Jennifer Starr 021 023 78871



goodGround DUB DUB DIRECTIONS

REAL ESTATE AGENTS ACT (REAA 2008)
CODE OF CONDUCT
RULE 9
CLIENT AND CUSTOMER CARE

WE'D LIKE TO SIGN NOW, ANDY.

BEFORE YOU SIGN THE SALE & PURCHASE AGREEMENT, SID & SANDI, IT WOULD BE A GOOD IDEA TO TALK TO YOUR LAWYER...

GOOD OLD ANDY AGENT HAS RECOMMENDED SID & SANDI GET LEGAL ADVICE...

YOU MAY NEED TO GET SOME OTHER SPECIALISED ADVICE. YOU CAN HAVE TIME TO OBTAIN THIS IF YOU NEED IT...

ANDY HAS GIVEN SID & SANDI THE CHANCE TO CONSULT AND TALK TO OTHERS BEFORE SIGNING.

Professional Conduct & Client Care - Rules 2012

RULE 9.7
AGENCY AGREEMENTS AND CONTRACTUAL DOCUMENTS

Before a prospective client, client or customer signs an agency agreement, a sale and purchase agreement, or other contractual document, a licensee must -

- (a) recommend that the person seek legal advice; and
- (b) ensure that the person is aware that he or she can, and may need to seek technical or other advice and information; and
- (c) allow that person a reasonable opportunity to obtain the advice referred to in paragraphs (a) and (b)

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Business Breakfast

Come along to the goodGround Business Breakfast on Friday 29th July 2016 at the Waipu Razza

Find out the best way to invest your money in Real Estate and also hear more about the Three Rivers Village

Speakers

 Mike Whittaker - Mike Whittaker Mortgages

 Shane Samtani—goodGround Real Estate

Property Management.....

Retaliatory Notice

This is a new law coming into effect where it is illegal for a landlord to give notice to end a tenancy in retaliation for a tenant standing up for their rights as a tenant.

A landlord cannot issue a notice to end a tenancy in retaliation for any complaint against them relating to the tenancy.

If a landlord issues a retaliatory notice, the tenant can apply to the Tenancy Tribunal to have the notice set aside. Tenants who take direct action against landlords will now be able to challenge an alleged retaliatory notice up to 28 working days after it has been issued. This is called a 'retaliatory notice' under the Residential Tenancies Act.

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