

# Street Smart Newsletter

December 2017



## Nature-friendly holiday clean



Are you hosting the in-laws these holidays? Or do you fancy returning from your end of year break to a sparkling new home? Below are some tips on how to get your home looking great during the festive season.

### The kitchen

**Declutter draws** - Remove all the items from any drawers and cupboards and wipe them out thoroughly with an eco-friendly solution of the juice of three lemons, three teaspoons of bicarbonate soda, one drop of dishwashing detergent and a drop of oil such as eucalyptus or lavender. Mix it all together and add to one litre of water.

**Overhaul the oven** - You don't need to don a biohazard suit to get the oven spick and span - try using bicarb mixed with water. Scrape off as much grime as possible then make a paste and spread it over the walls, top and bottom of a cold oven and leave overnight. The next day use a cloth with hot water to wipe it all down and finish with a final wipe using paper towels. Spread a layer of bicarb on the oven glass and spray with white vinegar until it fizzes. Finish using a soft scouring pad to clean off the grease and wipe clean.

### The bathroom

**Get grout glistening** - Reseal any grout lines by scrubbing the tiles and grout with an abrasive pad then use a hard toothbrush to scrub the grout lines in a circular motion. Rinse the area with clean water and wipe with paper towels. Let the area dry completely before spreading the grout and tiles with a sealer. Allow to cure then remove any residual sealer with a dry towel. Repeat if necessary to achieve waterproof grout lines.

**Detox the toilet** - Pull on some gloves and thoroughly scrub the toilet inside and out using one cup of vinegar mixed with a quarter of a cup of bicarb soda. Don't forget to remove the seat and clean

### The bedroom

**Banish bed bugs** - Move your bed. Get help if it's very heavy or awkward and put away anything stored under the bed. Sweep and mop or vacuum the entire floor before putting the bed back in place. If it's a sunny day, take your mattress outside and let it sit in the sun, turning over after a few hours. The ultraviolet rays will kill any bacteria making your mattress more hygienic.

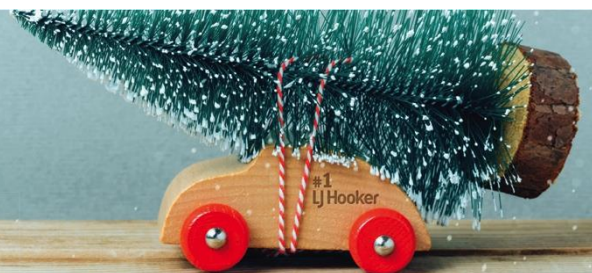
**Window wonder** - Throw open the windows and let fresh air fill up your bedroom. Wash curtains according to the fabric or clean blinds with a damp cloth. Wipe the window sills inside and out then clean the windows with a solution of two teaspoons of white vinegar mixed with one litre of water in a spray bottle. Sparkle up the glass using a clean cotton cloth when the sun is not shining directly on the windows.

### The living room

**Couch cleanse** - It might be worth calling in the professionals if your couch has seen a few spills over winter. If it just needs a bit of a tidy then vacuum all surfaces and wash any cushion covers, blankets or throws! Spot clean small stains with a mix of quarter of a cup of eco-friendly dishwashing detergent and one cup of warm water blended to a foam. Apply with a soft brush gently working it into the fabric then use a clean, dry cloth to dab dry.



IT'S THE MOST  
**wonderful**  
TIME OF THE YEAR



**LJ Hooker**

LJ Hooker would like to wish you & your family a safe & happy holiday season.

**LJ Hooker**

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# Number of buyers waiting for 'the crash' drops



## Latest Canstar Blue research of 1,104 Kiwis shows only 4% of buyers holding out for 'the crash'

Commenting on the latest findings, Canstar Blue general manager Jose George says:

**"The same survey in 2016 showed significantly more people - 11% - were holding out for substantial price drops in the property market but it's a very different sentiment filtering through this year. In Auckland and Wellington the drop is even bigger going from 15% of people in both areas last year to 6% and 5%, respectively, this year.**

**"It's an interesting scenario because although the property market is definitely more challenging for buyers than this time 12 months ago, the latest data from the Real Estate Institute of New Zealand shows that prices continue to rise, albeit at a slower rate. The drop in the number of people holding out for property prices to reduce suggests that people could be facing up to the strong possibility that prices are not going to crash."**

The same survey also revealed that the number of people living further away because of price, has risen from 8% to 13%. Regionally, Wellington showed an increase from 11% of people last year to 18% this year but the biggest increase is in the Waikato which has jumped from 8% to 17%. Median house prices for these areas are shown below.

MEDIAN HOUSE PRICES		
	Sept 2016	Sept 2017
National	\$525,000	\$519,000
Auckland	\$845,000	\$845,000
Waikato	\$480,000	\$458,000
Wellington	\$531,000	\$480,000

Data: Real Estate Institute of New Zealand

George continues:

**"Although it's clear that LVR and bank lending restrictions are having an effect on the market, it's also clear that the pressure and challenges facing home buyers continues. However, there does look to be a change in attitude with more buyers working with the realities of today's market instead of holding on and hoping for major change in the future.**

Satisfied customers

**As part of the survey, Canstar Blue also asks consumers to rate their real estate agent against a number of 'drivers of satisfaction'. We are delighted to announce that for 2017, our Customer Satisfaction Award goes to LJ Hooker.**

Accepting the award Keith Niederer, General Manager said:

**"This award is testament to the professionalism, dedication and commitment to superior customer service from our entire network across New Zealand.**

**"In today's competitive marketplace to become the market leaders in customer satisfaction is an achievement that all at LJ Hooker can be proud of. Hard work, open honest communication and persistence certainly pays off.**

**"Congratulations to the entire team at LJ Hooker."**

Rated brands	Overall satisfaction*	Communication & advice	Marketing	Contract handling	Problem resolution	Value for money	Financial paperwork	Moving services
LJ Hooker	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★
Bayleys	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★
Professionals	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★
Barfoot & Thompson	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★
First National	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★
Harcourts	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★
Property Brokers	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	N/A
Ray White	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★

\* Overall satisfaction is an individual rating and not a combined total of all ratings. Brands with equal overall satisfaction ratings are listed in alphabetical order.

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