

Street Smart Newsletter

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8 neighbourhood features that boost your property's value



Neighbourhoods have a big impact on the potential and long term value of a property. Outlined below are 8 qualities to look for when you are buying as they can have a positive effect on the long term value of your home.

You've all heard the adage location, location, location... well here is a list of the neighbourhood 'location' features that can help boost your resale and property value in the future.

Good schools

It almost goes without saying that if the neighbourhood is located in a great school district or zone **it will boost the home's resale value**. Parents will always seek to send their kids to the best school therefore ensuring there is always good demand for these properties.

Low crime rate

People want to feel safe in the home and they want their kids to be able to walk freely around the suburb, therefore a neighbourhood with a strong safety record and a low incidence of crime will add value to a property.

Public Transport

Properties within walking distance to good public transport are also sought after as it makes the commute to work and school that much easier. This may be a regular serviced bus stop, a ferry, a train or light rail station. However, being too close to a mass public transport hub can actually bring the property's value down.

Amenities

There is increased interest in **neighbourhoods with "resort" like amenities**. Many new home communities are being built with pools, tennis courts, fitness facilities, parks and play areas.

These amenities do incredible things to **boost a home's resale value** – especially for families looking to buy.

Even if your property doesn't have these, if the neighbourhood has public amenities such as pools, parks, gyms, picnic areas, dog parks, bike trails they too will add value to a property.

Walkability to services

Although we seem to be always jumping in our car or hopping on public transport, being able to walk to the corner grocery shop, coffee shop, bar and eateries is highly valued by home buyers. There is something about being able to walk out your front door and head down the street to great local services that appeals to potential buyers but also boosts your resale value significantly.

Additionally, if a neighbourhood is in walking distance to schools, parks, beaches and public transport the value of the property is sure to be higher.

Mature trees

Having established trees lining the streets, dotted around the **neighbourhood, or even in people's front gardens** can have a big impact on the areas value.

With so many developers knocking down trees to build new homes, **neighbourhood's with a lush tree canopy** tend to be rarer and therefore sort after.

Buyers love well established neighbourhoods and a feature of these is often older trees that provide character.

The more natural a neighbourhood is the better.

Future amenities

Are there any planned upgrades in your neighbourhood? The local council is a great place to head to as they are normally across any planned future growth projects. **It's worth asking if** there are plans to upgrade the streetscape, parks, or if there are any new amenities planned for the area. Are there new public transport routes such as a light rail or retail outlets in the pipeline. Some future amenities can add value to your property and neighbourhood.

Historic charm

You can't just create historic charm – this is built over years and years and it is this character that tends to help resale value as it is a feature that is hard to replicate. Many councils in New Zealand are conscious of maintaining a certain level of building / renovation uniformity which helps preserve the neighbourhood aesthetic and in turn add value to the homes in it.



What sort of bidder are you?



With spring in full swing, so is auction season.

Have you been out and about at auctions this season, getting a feel for the energy and dynamics of each event? This is a good practice to get into, as it familiarises yourself with the sales method, enabling you to be more assured and confident to put your best foot forward in the auction process.

It will also get you thinking about what sort of bidder you are.

Here are just a few of the common bidder types you're likely to encounter at your next auction - who knows, you might be one of them!

The High Roller

Everyone's had experience with this type: either straight off the bat or after the first few opening bids have been cast, one bidder comes out and puts down a value that blows everything before it out of the water.

Whether or not this type of bidder really is as **wealthy as they appear is irrelevant: it's the image they're trying to convey.**

But be aware - this strategy can backfire. If you put in too high a bid, you could end up paying **more than you needed, or if you don't have the money to go much higher, you could take yourself out of the running earlier than expected.**

The Waiter

This type of bidder will come in at the end before making his or her first bid. Like a good **marathon runner, they'll let the competition tire themselves out before pulling away just before the finish line.**

If this is you, you could be faced with the same problem as before: if there's someone unwilling to give up the sale, you could find yourself in a bidding war at the very end that will stretch your finances. If it doesn't sound like you, then you might want to be wary of this character nonetheless, who could derail your chances of buying a property when victory is in sight.

The Amateur

Even if you are an amateur, you want to avoid the kinds of mistakes this type can make. This includes overbidding on a property, which can frustrate and inconvenience other buyers, as well as putting down random bids in the hopes of confusing the competition. While certainly annoying, **it's unlikely this strategy will be effective.**

There's no one secret trick to winning an auction. The most you can do is bid steadily, appear confident, feel out the other buyers and be aggressive when appropriate - and, of course, hope for the best.

Talk to your local LJ Hooker agent today to find out about auctions happening in your neighbourhood this weekend.



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Housing market



So, after extended discussions we finally have a Government. Overall, it feels like a result for change, which signals an intensified focus on the housing market, especially for property investors. There's no doubt Labour have more policies aimed at addressing demand for housing: either directly or indirectly.

- The Healthy Homes Bill
- Foreign property buyers
- Migration
- Capital Gains Tax
- Negative Gearing
- Tenants rights

Just to name a few. Ultimately though, we Kiwis love property investment.

Upcoming changes may cause some to doubt its profitability but many of the positives will remain - not least the attractiveness of bricks and mortar investment and low interest rates to borrow against.

Adding to this, we're also currently undersupplied, and under resourced in the construction industry (especially in Auckland) and despite ambitious building targets, there's still a big gap to fill before things improve.

Intriguing times ahead...



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