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# PROPERTY UPDATE

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## Swimming pool law aims to improve safety while reducing costs

Late last year A Building (Pools) Amendment Bill was introduced into Parliament to replace the Fencing of Swimming Pools Act 1987. Building and Housing Minister Dr Nick Smith said that it will apply a more consistent and practical approach to protecting children from drowning.

"The law on fencing swimming pools needs updating and improving to make it more practical and effective. The current law is excessively prescriptive, with inconsistent and cumbersome requirements that contribute little to children's safety. These changes will reduce the bureaucracy and compliance costs of the current regime while also saving more lives by ensuring more consistent compliance," Dr Smith says.

"The Fencing of Swimming Pools Act 1987 has been successful in reducing child fatalities in pool accidents, from about 10 per year to three per year, but it has also been a source of frustration for many councils and homeowners. These changes are expected to improve safety by further reducing drownings by six per decade, while also reducing compliance costs by \$17 million," Dr Smith says.

### THE SIX KEY CHANGES TO THE CURRENT LAW ARE:

- Spa pools and hot tubs with child resistant covers will not have to be separately fenced;
- Five-yearly inspections of pools will be required consistently across the country, whereas currently some councils require three-yearly inspections and others not at all;
- Requiring retailers and manufacturers to inform buyers of their obligations under the Act when they buy pools to ensure children's access is restricted;
- Clarify that garden ponds and storm water retention ponds do not need to meet the swimming pool fencing requirements, noting differing interpretations currently by councils;
- Moving to performance-based standards in the Building Code to specify fencing requirements, rather than current duplicate and inconsistent requirements; and
- Introducing a graduated enforcement regime with infringement notices as the preferred tool for compliance, and court prosecutions only in serious breaches.

"Swimming pools are great for exercise, family fun and learning to swim. We will never be able to regulate away all the risk and there is no substitute for young children being properly supervised. This revised law provides a more practical approach to swimming pool regulation that will work better for New Zealand," Dr Smith concluded.

<http://www.beehive.govt.nz/release/more-practical-swimming-pool-fencing-law-proposed>

## Home supply and demand gap widening

The number of people definitely looking to buy a residential property continues to outstrip the number definitely intending to sell.

Research conducted for Property Press since 2010 shows the number of adults nationwide who say they are "definitely" going to buy in the next 12 months has been outstripping the number who will "definitely" sell since September 2012.

The latest study by Horizon Research\*, continues to highlight the national undersupply issue. Polling of 2,148 adults New Zealand wide in September last year found a marked rise in intention to buy: 9.2 per cent of respondents said they were definitely looking to buy in the next twelve months compared to 5.9 per cent of respondents in November 2014. The September 2015 definite intention to buy percentage is the highest recorded since measurement began in October 2010. Horizon says this could partly be due to the start-of-spring timing of the poll, but the underlying poor supply trend remains.

### INTENTIONS TO SELL DECLINING

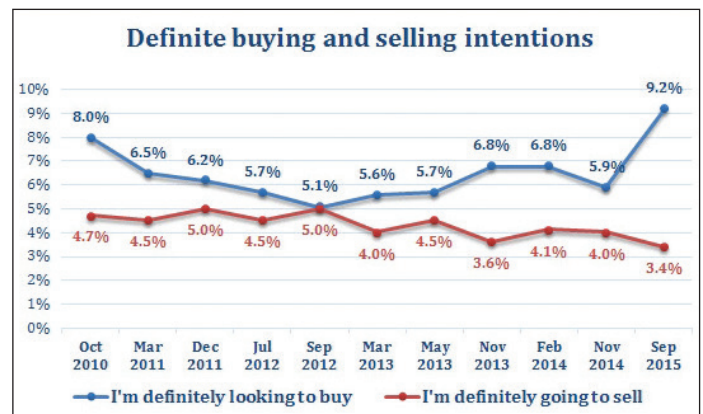
The number of people definitely intending to sell a property is continuing to decline steadily and now sits at 3.4 per cent, the lowest figure since measurement started. An estimated 91,100 more dwellings are needed in the market to meet demand from those definitely intending to buy – significantly up on the 29,900 reported in November 2014.

### LOCAL REGION POTENTIAL FOR SIGNIFICANT DEMAND SHORTFALL

Wellington continues to show an undersupply, with a further lift in definite buying intention from 8.7% in November 2014 to 10.2% in September 2015 and a further curtailment of supply from 3.9% in November 2014 to 1.7% in September 2015.

In Wellington there is a potential undersupply of around 15,500 dwellings as a result of a lift in definite buying intention and a further curtailment of supply. In the areas covered by Property Press in the southern part of the North Island, excluding Wellington, there is now an undersupply of around 6,500 dwellings.

Source: <http://www.horizonpoll.co.nz/page/421/the-big-home>



\*Research Source: Horizon Research Property Media Survey, September 2015.

Sample 2,148 18+. Maximum margin of error +/- 2.2%

## Winner of Free electricity for a year

The winner of the Leaders Real Estate contest, run throughout 2015, to get your electricity account paid for 12 months was: K Quartermain of Karori. Thanks to all entrants. The Logan Brown Winner of Deluxe High Tea for 4 was: R Duffell of Whitty



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# Recent Wairarapa Residential Property Sales

Courtesy REINZ [www.reinz.co.nz](http://www.reinz.co.nz)

Street Name	Area	Beds	SOLD	RV
Fairbrother St	Carterton	3	\$280,000	\$280,000
Brooklyn Rd	Carterton	3	\$245,000	\$220,000
Wyndham St	Carterton	3	\$240,000	\$220,000
Park Rd	Carterton	4	\$435,000	\$430,000
Tait Pl	Carterton	3	\$170,000	\$190,000
Broadway	Carterton	2	\$171,272	\$165,000
High St South	Carterton	2	\$180,000	\$155,000
High St South	Carterton	3	\$229,000	\$220,000
Charles St	Carterton	2	\$195,000	\$185,000
Dixon St	Carterton	2	\$317,000	\$290,000
Guthrie Cres	Castlepoint	4	\$249,750	\$270,000
Gertrude St	Dannevirke	3	\$145,000	\$150,000
Edinburgh St	Dannevirke	3	\$57,000	\$70,000
Edinburgh St	Dannevirke	3	\$155,000	\$127,000
Swinburn St	Dannevirke	5	\$240,000	\$215,000
Collett St	Dannevirke	2	\$85,000	\$68,000
Thyra St	Dannevirke	3	\$93,000	\$98,000
Ruahine St	Dannevirke	4	\$467,000	\$435,000
James St	Dannevirke	2	\$88,000	\$108,000
Victor St	Dannevirke	2	\$70,000	\$78,000
Trafalgar St	Dannevirke	3	\$126,000	\$126,000
Wright St	Dannevirke	3	\$220,000	\$265,000
Alma St	Dannevirke	3	\$158,001	\$111,000
Princess St	Dannevirke	4	\$305,000	\$300,000
Swinburn St	Dannevirke	3	\$225,000	\$190,000
Harrison St	Featherston	4	\$212,500	\$200,000
Hardie Gr	Featherston	3	\$190,500	\$155,000
Revans St	Featherston	3	\$187,000	\$180,000
Watt St	Featherston	3	\$185,000	\$180,000
Brandon St	Featherston	3	\$195,000	\$175,000
Totara Gr	Featherston	3	\$130,000	\$150,000
Fitzherbert St	Featherston	3	\$235,000	\$205,000
Bell St	Featherston	1	\$150,500	\$102,000
Main St	Greytown	2	\$225,000	\$225,000
Reading St	Greytown	2	\$255,000	\$235,000
Reading St	Greytown	2	\$250,000	\$220,000
Kuratawhiti St	Greytown	3	\$650,000	\$585,000
Cotter St	Greytown	4	\$865,000	\$700,000
Taranaki St	Kuripuni	3	\$193,500	\$185,000
Millard Ave	Kuripuni	3	\$201,000	\$235,000
Tawa St	Lansdowne	4	\$420,000	\$340,000
Titoki St	Lansdowne	3	\$306,000	\$260,000
Second St	Lansdowne	3	\$300,000	\$245,000
Jordan Tce	Lansdowne	3	\$445,000	\$400,000
French St	Lansdowne	3	\$225,000	\$185,000
Mcdonald Way	Lansdowne	4	\$690,000	\$620,000
Mangamutu Rd	Mangamutu	4	\$233,000	\$215,000
Regent St	Martinborough	3	\$342,500	\$345,000
Panama St	Martinborough	4	\$325,000	\$350,000
Ferry Rd	Martinborough	3	\$258,000	\$250,000
Cologne St	Martinborough	3	\$425,000	\$405,000
Carverthen St	Masterton	4	\$475,000	\$440,000
Solstone Dr	Masterton	4	\$464,000	\$420,000

Street Name	Area	Beds	SOLD	RV
Joan Allen Ln	Masterton	4	\$427,000	\$350,000
Colombo Rd	Masterton	3	\$160,000	\$205,000
Colombo Rd	Masterton	2	\$200,000	\$200,000
Masters Cres	Masterton	3	\$195,000	\$165,000
Hessey St	Masterton	3	\$245,000	\$220,000
Sussex St	Masterton	4	\$420,000	\$385,000
Keir Cres	Masterton	5	\$210,000	\$230,000
Manuka St	Masterton	3	\$360,000	\$355,000
Cole St	Masterton	3	\$151,000	\$180,000
Stamford Pl	Masterton	2	\$120,000	\$124,000
William Donald Dr	Masterton	2	\$218,000	\$190,000
Beetham St	Masterton	3	\$180,000	\$165,000
Hillcrest St	Masterton	4	\$385,000	\$365,000
Harley St	Masterton	3	\$225,000	\$200,000
Montgomery Pl	Masterton	3	\$175,000	\$175,000
Miro St	Masterton	3	\$330,000	\$280,000
Millard Ave	Masterton	5	\$455,000	\$435,000
Renall St	Masterton	3	\$400,000	\$230,000
Hillcrest St	Masterton	3	\$330,000	\$295,000
Harley St	Masterton	3	\$318,000	\$325,000
Jeans St	Masterton	3	\$230,000	\$240,000
Madden Pl	Masterton	3	\$235,000	\$220,000
Plunket St	Masterton	3	\$291,000	\$275,000
Church St	Masterton	2	\$148,000	\$160,000
French St	Masterton	3	\$164,000	\$165,000
Totara St	Masterton	3	\$308,500	\$300,000
Joan Allen Ln	Masterton	3	\$407,000	\$350,000
River Rd	Masterton	2	\$146,000	\$109,000
Ivondale Gr	Masterton	4	\$465,000	\$435,000
Raglan St	Masterton	3	\$175,000	\$165,000
Iorns St	Masterton	3	\$177,000	\$175,000
Solway Cres	Masterton	3	\$167,000	\$180,000
Kitchener St	Masterton	3	\$220,000	\$205,000
Tararua St	Masterton	3	\$230,000	\$210,000
Manuka St	Masterton	3	\$540,000	\$460,000
Herbert St	Masterton	3	\$187,000	\$205,000
Tawa St	Masterton	3	\$387,000	\$385,000
Colombo Rd	Masterton	3	\$258,500	\$260,000
Takahe St	Masterton	3	\$419,000	\$400,000
College St	Masterton	3	\$216,000	\$195,000
Cornwall St	Masterton	4	\$280,500	\$260,000
Renall St	Masterton	4	\$557,500	\$560,000
Viking St	Norsewood	2	\$67,000	\$88,000
Sedcole St	Pahiatua	3	\$103,000	\$108,000
Tyndall St	Pahiatua	4	\$195,000	\$190,000
Cambridge St	Pahiatua	4	\$171,500	\$146,000
Davidson Cres	Pahiatua	3	\$205,000	\$190,000
Solway Cres	Solway	4	\$290,000	\$310,000
South Rd	Solway	2	\$210,000	\$220,000
Chapel St	Solway	1	\$122,500	\$124,000
Devon St	Solway	3	\$185,000	\$190,000
State Highway 2	Tauherenikau	3	\$145,000	\$150,000