



黃思賢

Lawrence 'Kiwi' Wong

KIWI-BAMBOO-LINE REAL ESTATE

SPRING 2008

THE GLOBAL MELTDOWN!

Whether we like it or not when America catches cold the whole world gets infected! The melt-down of the world monetary system has seen a major massive consolidation of control into the hands of the international Bankers. Commentators say, quietly, that it is worse than even the Great Depression in 1929, with the major difference being the control the International bankers have on the monetary system now with the credit system. The Sharks have eaten the khawai! The burning question is: *What does all this mean to us in New Zealand?*

Here are my thoughts:

1. This is a Dress-

rehearsal for what can be done by the Bankers. They created the problem. The Federal Reserve—an association of private bankers which controls money and banking in the USA. They control the financial tap which allowed the “sub-prime” debacle to happen. Now taxpayers around the Western world are grateful that they can bail the banks out of trouble (to save our own skins!). This has set the stage for a transfer of power to the EEC which I reckon will become the new Financial powerhouse for the world.

2. Consolidate your

assets if you can, and try and pay off the mortgage on your own home, then your other mortgage(s).

2. If you have spare cash now is the time to begin investing in property—but do not overextend yourself! Be Conservative .

3. The market is probably approaching its trough. BE PREPARED to jump in early next year. Cash in hand is power!

4. Interest rates will most likely drop still further to stimulate the economy to help allay a very nervous market place.

5. Consider Renovating to the option of shifting! Many are doing this already. Enjoy your “new home” then sell later if you still need or want to!

In this Winter issue

*	
Global meltdown	
Marketing Strategies	
Yummy Spring Rolls -	
Thank you from Pat	

WOOL WANTED

for knitters to make blankets and beanies etc. for needy children.

If you have any spare wool please phone

PAT LAWSON:

537-3026,

or take your wool to

2/15 Essington Pl.
off William Bryan Drive Half Moon Bay. Thankyou!

For sound advice Over 20 YEARS in Real Estate

Lawrence 'Kiwi' Wong Mr. Wong will see you right!

Home/ office **974 9268** Mob: **0275-939 845**

Bus **576 3486** E-mail: lawrence@kiwibamboo.co.nz

Web site: www.kiwibamboo.co.nz (back issues, discussions)

Views expressed in this Newsletter are those of the writer(Kiwi) and are not necessarily those of Colin Boyer Realty Ltd. MREINZ

MARKETING STRATEGY FOR WHEN THE MARKET IS RATCHET !! (and for when it is roaring ahead!)

1. Try not to sell unless you really have to. Talk to me, it could be to your advantage!
2. If you must sell to downsize, remember that you are selling on a low market where there are few buyers. You will need to be very realistic about the market. In the end it is all about PRICE! You must meet the market!
3. If you are selling to upgrade, the advice in 2. above applies. But it is really going to work out good for you? The reason? It's simple—when you sell and buy on the same market, a 10% drop on a house which used to cost \$900,000 is a drop of \$90,000. On a house of \$500,000, \$50,000 etc. Higher priced homes will net you the best results.
4. What method should I use to sell? This is a difficult question. You will need a very clear head to select your strategy. Here is my base suggestion based on over 20 years in the Real Estate Industry. It's "horses for courses" logic!

Step 1: Auction. The reason? It draws cash buyers who are already few and far between. You get a clean deal, cash unconditional and gives you maximum flexibility—your bottom price is never revealed, until you sell during the Auction process. If the Auction fails to flush out cash buyers, you can then flick into a SOLE AGENCY with a Price! Remember. The Auction process is the premier selling method—and it always has been. Nothing will ever change this fact!

Step 2 Sole Agency The Auction process will give you a realistic expectation on asking price. There are strategies which will elicit very accurate market response during the auction process (*I will be most happy to discuss these with you*). The Sole Agency will allow you to control the feed back and viewing of your home. **The vendor has total control of the entire sale process** - this must be the key consideration for any vendor. **It's your goldmine!** It is very normal for an Agent to do "work ins" with other agents which are fair to both real estate offices, especially for the vendor's sole agent (this is because you must have developed a strong relationship with your agent and they deserve to reap some benefits from their hard labour!). Ensure that the agent will do "work-ins" - define the basis for these work-ins). Remember, your home will sell! There is always a buyer. The problem is to find just ONE BUYER for your home at the market price (which may not be your price!)! Be patient. Stick to your game plan whilst continually reassessing it! Only highly motivated vendors sell! !

Yummy Spring Rolls

For The Spring Season

What better way to feed your guest's during the spring or summer party season, or treat the kids to a yummy afternoon snack with some delicious homemade spring rolls. Easy and quick to make and full of flavour! These are cheap to make as well!

Ingredients

- 1 tbsp of Peanut oil (or your special oil)
- 1 tsp of freshly crushed garlic
- 2 whole spring onions / shallots sliced
- 350gm of chicken or pork mince
- 2 tsp of Thai seasoning
- 1 carrot grated
- 1 cup of Chinese cabbage shredded
- 1tbsp of soy sauce
- 50g of vermicelli (cooked)
- Peanut oil (or sunflower or other oil)
- Frozen spring roll wrappers, thawed
(buy from a Chinese provision store)
- Sweet & Sour Sauce (heat up vinegar,
Sugar, Tomatoe sauce. Add a little
Cornflour paste for thickener)



Instructions

Heat oil in a frying pan.

Over medium heat cook the garlic, onions and chicken mince for 3-4 minutes. Transfer to a cool bowl.

Add noodles and toss to combine.

Place ¼ cup of mixture on a spring roll wrapper. Roll up and brush the ends with water.

Heat the oil in a wok or frying pan. Cook the spring rolls for 1-2 minutes or until golden and crisp. Drain on paper towel and serve with sweet and sour sauce.

START PLANNING FOR YOUR HOLIDAY, NOW

1. Cancel paper delivery
2. Arrange neighbour to collect your mail and to keep an eye-out for your home. (spare key, alarm instructions just in case it goes off accidentally!)
3. Family contact close-by in case of emergencies. Your mobile number.
4. Arrange to have Lawns mowed
5. If you want to sell your home over the holiday period (out of towners on holiday may well be looking!) discuss access with your real estate

Thankyou

I would like to thank the three people who left bags of beautiful wool at my door step! Your secret giving has blessed many people— our band of knitters as well as many needy recipients!

May our Lord Jesus Bless you and all those who have given so unselfishly!

Pat