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Lawrence 'Kiwi' Wong

KIWI-BAMBOO-LINE REAL ESTATE

SPRING 2009

We've JUST turned the corner !

" Property values are rapidly returning to last year's levels but are still below their peak of late 2007 according to the QV national residential property indices for August released early September. The value declines seen throughout 2008 have been partially recovered by four consecutive months of value increases, with nationwide values now 1.9 per cent higher than they were in April 2009.

The national average sale price also increased further to \$385,426 in

August from \$382,758 in July. QV Valuation Manager Glenda Whitehead said that sales activity throughout August was solid and has picked up from the lows of mid winter. The number of sales is also up from last year when they were at historical lows". Treasury is also surprised with the performance of the economy. Business confidence is cautiously buoyant.

Reactions from the public are: more upgrades/renovations; investors have come out of the woodwork and

picking-up "bargains" (it is almost possible to buy and let the rental income pay for the mortgage); banks are bending over backwards to tout for business with interest rates fairly low on 2 year rates, and very low on 6 month rates; the few homes which are put on the market usually sell very quickly with many "shoot-outs" (heavy bidding, or competition) which helps to drive up prices.

I reckon interest rate will creep up at the end of this year ! BUY NOW OR LIST YOUR HOME. NOW, THAT SUMMER'S COMING-UP !

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For sound, objective advice - 20 YEARS in Real Estate
Lawrence 'Kiwi' Wong Mr. Wong will see you right!

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

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 Dr. Drive Half Moon Bay. Thankyou! Merci !

MUST SEE FOR 1ST HOME BUYERS AND INVESTORS



HOWICK \$448,000

157a Whitford Road

Brilliant for business with Single garage and new spacious ground floor studio/bedroom and bathroom. Upstairs full 3 bedrooms home bathroom with sep. shower, and extra toilet. Patio with new huge garden shed. Extra Car parking. on site.

- ◆ 4 bedrooms , 3 toilets, 2 bathrooms. Excellent condition, low maintenance , Sunny north- facing and elevated, full security alarm & window security. FIRST HOME BUYERS, BUSINESS FROM HOME ! ADVERTISE YOURSELF—ON BUSY WHITFORD ROAD ! INVESTORS !
- ◆ BUILDER'S REPORT AVAILABLE! YOU'LL KNOW EXACTLY WHAT YOU ARE BUYING!
- ◆ PHONE ME TO VIEW LAWRENCE 974 9268 OR 0275 939 845

WISDOM FROM SIMPLE HOME OBSERVATIONS

The Kitchen said: " Eat Well! Your body must last the distance?"

The Lounge said: " Relax, enjoy your family and friends"

The Bedroom said: " I'm for resting not recreation. How blessed is the one who can sleep!"

The Garage said: " The car is to get you there— but where are you going? " Jo 14:6

The Toilet said: " No one can come here with dignity! Get rid of your sins as well! " Psa 51

The home said: " Unless the Lord God establishes the home, you'll labour in vain! " Psa 127

RANDOM THOUGHTS

f you think you're too small to make a difference, You've never been in bed with a mosquito ! (Spotted in Howick's National Bank)

It is better to be quiet and thought a fool than to open your mouth and remove all doubt !

The most translated phrase in the world is:

God so loved (agaped) the world that He gave His only begotten Son that whoever believes in Him shall not perish but have eternal life. John 3:16

This Life is practice for the Real thing !

YOUR BANK & YOUR MONEY

Banks make their money by investing your money in real estate—residential and commercial as well as in stocks and money markets. If you haven't already, be your own banker, and do the investments yourself—Have your own LAND BANK! The old and safe - see and touch rule ! Own a piece of dirt !

I WILL NOT BE BEATEN IN A LIST AND SELL DEAL !! **Recently, companies and individual real estate contractors have been offering "special deals" , making out as if you are going to get a real special deal by way of discount!**

I WILL NOT BE BEATEN !—Try me for enthusiasm, professionalism , experience, marketing, and a deal !! PHONE ME (09) 974 9268, Kiwi