



黃思賢

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KIWI-BAMBOO-LINE REAL ESTATE

Summer 2009

SHALL I SELL & BUY NOW ?

Interest rates **DOWN** to get the economy rolling again. As the world wide recession bites deep. More downward adjustments are expected. It will be very interesting to see what John Keys comes up with at the economic dining table!

FIRST HOME BUYERS will need a special boost of some sort. *The time is ripe for 1st home buyers to get in the market!* Listings in the under \$600,000 are in short supply. We have some homes in the \$500,000's which are very good buying. **2 & 3 bedroom units are now affordable, but if you can buy three**

bedrooms (gives you more flexibility). Supply and demand operates in an uneasy relationship. At the moment there are heaps of buyers circling around but there is a shortage of houses to sell at buyer's prices! In these circumstances, if you see something you like, try an offer! The offer has to be a written one.

CASH IS KING! Get in now! I reckon that we have reached some sort of plateau in the East here. If you buy now consider a six month loan(floating or fixed—whichever is cheaper) then fix your

mortgages for as long as you possibly can later this year!

THINKING OF SELLING? As I said last summer, only do so if you must! , But don't worry, you will be buying and selling on the same market!

Notice the sold signs? Obviously, others are thinking the same thing. And have pulled their cheque books out.

You will need a 20% deposit! Give me a call to discuss your needs!

We have a new Prime Minister. America has a new President. Let us pray that things will be better for us all with the new ideologies and leadership!

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WOOL WANTED

Pat Lawson still needs wool for her band of knitters They are making knitted blankets and beanies for needy children . If you have any spare wool please

PHONE PAT: **537-3026**, or take your wool to her at **2/15 Essington Place**, (off William Bryan Drive) Half Moon Bay.

Over 20 YEARS in Real Estate and still going strong
Lawrence 'Kiwi' Wong Mr. Wong will see you right!
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NEW LISTING



**6/320 Pakuranga Road , OPP. LLOYD
ELSMORE PARK ASKING \$359,000**

3-4 bedrooms 1 bathroom, 2 toilets. Tile roof , concrete block construction with Cedar . Internal single garage

Living Area: 160 m² Top 80m², ground 80m²

Land area :1/7th of 2112 m² Cross-leased
Easy potential to make downstairs self-contained . With two bedrooms.

Summer Berry Cheesecake

Here is a decadent dessert -

Ingredients

250 g packet sweet biscuits
100 g butter, melted
500g bottle Tararua Cheesecake Filling
1 grated rind orange
1/2 cup orange juice
Berry Top
3 cups mixed fresh berry its fruits. Icing sugar for dusting



Method

Process the biscuits in a food processor or place in a plastic bag, seal and crush with a rolling pin until fine. Mix with the butter to make damp crumbs.

Press into the base and sides of a shallow-sided 20cm cake tin. (Preferably with a loose base). Refrigerate until required.

Beat the Tararua Cheesecake Filling with the orange rind and juice until smooth. Pour into the cheesecake base and refrigerate overnight.

Top the cheesecake with the berries, cutting large strawberries in half or quarters if required.

Dust with icing sugar and garnish with orange rind if wished.

Serve in wedges with whipped cream on the side.

WHAT I THINK WILL HAPPEN TO THE MARKET THIS YEAR

The world finances are in tatters! Western civilisation is reeling from the financial crisis! It is probably as bad as events leading to the 1929 Crash! America has a new president, and New Zealand has a new Prime Minister—both are dedicated to place economic recovery as the number one priority. Interest rates are almost non-existent in America and England. New Zealand's interest rates are tracking downwards. They will be the lowest this year in my opinion. Therefore this is the year for you to buy and to sell—it will never be better. The market is now very active, with many people coming out of the woodwork and seriously looking to buy! Once the existing listings sell, I expect the next batch of homes to be slightly higher in price. Prices will track upwards, again, in my opinion. Many seem to think like me, and are now buying! If you agree, you will have to put your skates on and **beat the stampede!**

*“ Swing High swing low,
swing high sweet chariot! “
We are heading for the
upward swing!*

PAT WANTS TO SAY THANK YOU FROM HER HEART.....

...To all who have left wool at her door step . As she is getting on in age, the going is made easier by the many people who knit and who donate wool. She acts more as a coordinator but still knits herself as well. Please keep the wool coming!

“ What human institution best reflects the intimacy of the Triune Godhead?”

Answer: Marriage of a man and a woman, with God as the third strand of the rope. Ecclesiasties 4:11