



黃思賢

Lawrence 'Kiwi' Wong

KIWI-BAMBOO-LINE REAL ESTATE

SUMMER —2010

SUMMER WINE !

" **New Year** is the festive season. Whoopee! Cool wine, cold beer! It is the time to reflect on having has a wonderful holiday and rest with family and friends over "Barbies"!.

New Year is a time to lick our wounds and to look forward to a brighter future, better business, better planning, to better execution and implementation of goals. This is because our batteries have been recharged! Look out 20-10!

New Year is a time for

Spiritual reflection of where we are as individuals and households. It is the time when we in the "western world" Christmas has come and gone, the time when we remember (often feebly) the coming into the world of God's Son, Jesus the Christ as the Lamb of God to die as an exchange for our lives, so that, believing in Him we can receive God's Amazing Love gift of eternal life.

New Year is really take stock of our life in this world. Relationships,

finances, our needs our **investments**—are they safe from thieves and robbers? Invest your "gold" in your own Land Bank, and mine your own "gold"!

Demand is outstripping supply in Auckland. Control your own assets with something you can touch, see, and even smell (trees, plants flowers). If you are interested in having a quiet chat - read houses, flats, and even selling. I have impeccable qualifications and personal experience to help you!

In this SUMMER issue

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A PERSONAL THANK YOU FROM PAT

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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. REAA

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. Thank you! Merci !

THE SAFETY FENCE AT THE TOP OF THE CLIFF!

The Real Estate Agents Act 2008 came into effect on 17 November 2009 to protect the interests of consumers engaged in real estate transactions and to promote public confidence in the performance of real estate agency work. The Act regulates and provides accountability through a licensing regime and disciplinary process which is independent and transparent., called the Real Estate Agents Authority (REAA). The authority is independent, and headed by a Queen's Counsel responsible for licensing, professional standards and conduct, first tier disciplinary matters, provision of consumer information, and to deal firmly and fairly with complaints.

Contact: Free phone 0800forREAA (0800 367 7322) or online: www.reaa.govt.nz

There is a new, higher level of professionalism, expected of Real Estate licensees, Here are some examples:

1. **Rights and obligations**—a clear code of conduct is established. Set procedures and disclosure of information are mandatory covering the Listing and Buying process. Standard, printed forms will be given to vendors and purchasers alike.
2. **A Licensee** (defined as Agent, Branch Managers, Salespersons) must comply with the fiduciary obligations to his or her client arising as an agent; must act in good faith and deal fairly with all parties engaged in a transaction, must not engage in conduct likely to bring the industry into disrepute; must not mislead a customer or client, nor provide false information, nor withhold information that should by law and fairness be provided to a customer or client.
3. **Appraisals** must be provided in writing and must realistically reflect current market conditions; and must be supported by comparable information on sales of similar land in similar locations or businesses.
4. **Complaints.** These may be made direct to the REAA without reference to the Real Estate office or agent involved, or may be made to the local real estate office in the first instance. Complaints will be dealt with fairly and firmly. Compensation is limited to \$100,000. Buyers and Sellers can check who has had disciplinary findings against them in the previous 3 years.
5. **Vendors**— If you know of any issues relating to the land and dwelling , these must be declared. For instance, the vendor must declare any weather tightness issues, and any unpermitted work completed on the property. Transparency and Honesty are the major objectives.

Welcome to a new world of real estate!

A Personal Word

FROM
PAT LAWSON

" I am sincerely grateful to all who have given wool and to all the avid knitters who have made knitted jerseys, scarves, TV Slippers, rugs, and baby clothes.

Barnardos , Plunket, and others have been blessed by what has been donated. Please remember that woolen clothes and skirts for needy adults of the children are also gratefully received. About 1,356 rugs have been made .

May You Have a Happy and Blessed New Year " Pat.



This photo appeared in the East & Bays-Courier 11-3-09 honouring Pat's contributions as a member of the Glen Innes Gardening Club & her funny contributions to make others laugh with her jokes & helping others with her wool gathering activities " one great Christian Lady" !