



黃思賢

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KIWI-BAMBOO-LINE REAL ESTATE

WINTER 2008

A BRIDGE OVER TROUBLED WATERS

So Dr Bollard has given the patient his medicine! The economy is on the mend with the cash rate drop! Recovery is around the corner! The question is—how long is this “corner”? , and, will he give a booster shot or two? The major Banks have begun following the lead of Kiwi-bank and TSB Bank who anticipated the Reserve Bank reaction are now coming in with interest rates under 9%. We could well see interest rates going down to 6% next year! *Prices will therefore RISE!*

Some who read this newsletter will be going through one of the worst “economic winters” since 1987’s crash and like us all, will be feeling winter’s cold! Those who are more fortunate are

riding out the winter storm and buffeting. The seagulls can come out and take the pickings! Seminars on how to take advantage of the downturn are very much in the forefront! If you have the spare cash, become a “seagull.”

Whether you and I like it or not— we are officially in a recession. The Government can say this when we experience a decline in our economy over two quarters (a 6 month period). So the peak was around September last year . Please Note—statistics are three months behind the ape-ball! We experience the effects 3 months before we can prove it statistically !

As I said in the IAutumn Newsletter This is a

Buyers' market. Now is the time to develop your retirement portfolio. Here are a few pointers !

1. PLAN your strategies - exit , or buying
2. DO YOUR SUMS—do not overextend yourself .
3. KNOW THE MARKET, and know it well within the price bracket you are searching in .
4. DON'T BE GREEDY—be realistic with your expectations. Don't try and slash too hard—you will never buy if you are greedy. It you are selling be realistic! This is not a bullish market!
5. TALK WITH YOUR ADVISORS—accountant, solicitor, real estate agent. There is safety in the advice of many counselors

In this Winter issue

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Bridge over Troubled Waters	
Manukau City Statistics	
- Vignettes of Howick,, Botany & Pakuranga	
Source: 2006 Census	

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!

Over 20 YEARS in Real Estate and still going strong
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

MANUKAU CITY -

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- ◆ New Zealand (June 2007) Population 4,228,000, North Island 3,219,000 (76%) , South Island 1,008,400 (24%)
- ◆ **Auckland Region** (Council boundaries) 1,394,000 (**33%** of NZ and **43%** North Island), **Waikato** 398,500 (9% & 12%), *Auckland & Waikato have **42%** of NZ & **56%** of North Island population.* **Wellington** 470,300 (11% & 15%)). **Canterbury** 546,900 (13% of NZ and 54% of South Island), **Otago** 201,700 (5% & 20%) *Canterbury & Otago have 18% of NZ's and 74% of South Island's population.* **Note the dominance of Centres of Growth in each Island,** INTERNAL MIGRATION to AUCKLAND has now reversed—gains in Waikato, Bay of Plenty, Canterbury, and Otago. Auckland growing by natural increase and International immigration..
- ◆ MANUKAU CITY POPULATION 328,968, (8.2% of New Zealand's total population 2006). One of the fastest growing, youthful, vibrant cities in New Zealand, 9,150 People annually.
- ◆ ONE OF THE MOST CULTURALLY DIVERSE AREAS IN NZ —180 ethnic groups 46% European, 21% Asian, 28% Pacific , 15% Maori, Other 7%. * OCCUPIED DWELLINGS 95,118 (4,569 Unoccupied)
- ◆ 7 ELECTORAL WARDS: Mangere, Otara, Howick, Pakuranga, Botany, Papatoetoe , Clevdon
- ◆ 138 SCHOOLS : 85 Primary, 13 Intermediate, 2 Middle, 30 Secondary, 8 Special Schools

STATISTICAL COMPARISONS IN 3 WARDS - HOWICK BOTANY, PAKURANGA

COMMENTS

source: NZ CENSUS OF POPULATION AND DWELLINGS 2006 (adapted) - in website: www.manukau.govt.nz

	MANUKAU		Howick		Botany		Pakuranga	
	Total	%Man	Total	% Man	Total	%Man	Total	%Man
POPULATION	328 968	NZ.8%	39 438	12	43,542	13	38,301	12
AGE Under 20	114 462	36	11 424	29	9 894	30	7,746	21
Over 60	39 660	12	6 435	16	3 579	11	4,485	12
Median Age		31		37		35		36
ETHNICITY								
European	125 796	41	25 566	66	14 568	46	21,306	57
Asian	66 720	21	9 207	24	13 374	42	11,391	30
Maori	47 346	15	1 503	4	1 542	5	2,253	6
Pacific	88 616	28	651	2	1 398	4	1,494	4
Other	21 630	7	3 810	10	3 156	10	3 693	10
RELIGION								
No Religion	73 641	22	13 011	33	9 429	29	12,612	33
Christian	172 935	53	20 730	52	14 778	45	18,342	48
Other	43 224	13	3 057	15	6,252	19	4,431	10
FAMILY TYPE								
Couple only	23 241	28	3 765	33	3 069	33	3,717	34
Couple + children	41 706	50	5 874	52	5 064	54	5 427	50
One adult + childr	19 074	23	1 617	14	1 224	13	1 692	16
TENURE								
Owned	44 949	48	7 755	58	5,466	54	7 020	55
	9 669	10						
Family Trust	58%		2 043	15 63%	1,587	16 70%	1 866	15 70%
Not owned-rented	32 076	34	3 102	23	2,547	25	3 357	26
PERSONAL IN-COME SOURCES								
Wages and Salary	130 365	54	18,510	59	14 808	58	17 400	57
Self-employed	61 476	25	13 737	42	9 789	39	12 564	41
NZ Super, Pension	25 077	11	4,731	15	2,016	8	4 347	15
HOUSEHOLD IN-COME								
Under \$20,000	16,644	17	7,308	23	749	9	1,314	10
20-50,000	19,659	20	10,269	27	1,698	17	2,865	22
50-99,000	24,771	26	7,065	22	2,745	27	3,564	28
100,00+	18,633	20 46%			3,120	31 58%	3,180	25 53%
Median HH Income	\$62,300		\$70,800		\$79,300		\$65,500	

37% of MCC Pop.
Howick and Pakuranga have significant elderly pop.
Botany, and Pakuranga notable for European and Asian population dominance in MCC . Few Pacific Islanders
Those professing "No Religion" 2nd most important group to "Christian" category.
Couples only over-represented One parent with children important group
Home ownership (incl. Family Trusts) important
Renters under represented reflecting higher income area.
Incomes higher than Manukau averages. NB. Not shown, but has highest number of professional and formally qualified workers in Manukau (refer to Manukau City website for statistics)
Highest Median Income in Manukau