

# Seasons Greetings

Yes, its that time of the year again, and again we here ourselves asking where has the year gone and we frequently here the words “I can’t believe its nearly Christmas already”. It has been a busy year for us here and with a new long term office lease signed and ready for us to move in to next week, a funky new look in the making along with lots of planning underway for additional services and product offerings to introduce over the coming months—we can’t wait!

Below we have included just a little glimpse of some changes coming.

The good weather is on the way and so comes the sunshine and the good times that summer inevitably brings. Enjoy the festive season and whatever you may have planned for the holidays —don’t over indulge though! We will of course be available on call to you and our tenants over Christmas and New Year. I draw your attention to the changed pay out dates detailed over the page and personally wish to thank you all for your custom and support this year

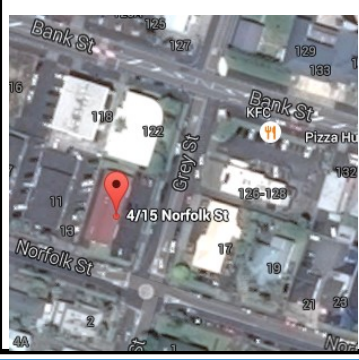
*Cheers & Merry Christmas to all of you with wishes of a safe and prosperous 2016 from the team!*



## CHRISTMAS FACTS YOU DIDN'T KNOW

Apparently 7/10 dogs will get Christmas gifts from their owners ● During Christmas buying season in the USA— VISA cards will be used an average of 5340 times, every minute!! ● Apparently 17% of you will embarrass yourself in some way at your office Christmas party

## A Sneak Peak.....





BLACKSALT PROPERTY  
 taking the grind out of property  
[www.blacksaltproperty.co.nz](http://www.blacksaltproperty.co.nz)  
 coming soon

## Tenancy Act changes coming in 2016

From July 1, 2016, all landlords will be required to state in tenancy agreements the level of ceiling, under-floor and wall insulation and to make sure there are operational smoke alarms inside properties.

Tenants will be responsible for replacing batteries and telling the landlord of any defects. Long-life photoelectric alarms will be mandatory where there is no existing alarm or when replacing an existing one.

By 2019 all landlords will be required to meet new (to be determined) insulation standards. We'll keep you posted as news comes to hand.



## inbox



### CHRISTMAS SURVIVAL 101 / Glazing a Ham

Glazing a ham is easy and delicious when it comes straight from the oven and warmed through

Preheat the oven to 180°C. Remove the rind carefully using your fingers to slide between the rind and fat layers taking care to retain as much as the fat as possible for scoring

Using a sharp knife, score the fat in diagonal lines 3cm apart and just down to the flesh and repeat on other side to create a diamond pattern.

**Glazing;** For a glaze you need to have a mixture that has the consistency of golden syrup. Sugar is important to give a caramelised finish and taste, We suggest this basic but delicious mixture - 1 cup brown sugar combined with enough liquid (beer, fruit juice, cider) to make a paste, then flavour it with grated ginger, orange zest, mustard or mustard powder and ground spices.

Remove the ham from the oven (if you have been heating it) and carefully smear the scored fat all over with the glaze. Return to the oven and bake for a further 30 minutes or until golden, basting halfway through. Remove the ham from the oven and place on a platter.

*Delicious ! Bring on Christmas Day*

## summer promotion



Refer another property to us for management and we'll pay the first years BOND EXTEND premium — that's \$250 for one year for each new property\*.

Contact us to discuss this great offer.

\* Management must be for a minimum term of 12 months and is conditional on that property being accepted by Bond Extend.



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## SUMMER TIP!



Think about winter in summer!

With the new insulation rules due to come into effect for rental properties, Summer is the perfect time to think about getting heat pumps or insulation ready for Winter to beat the rush—and usually there are great prices at this time of year.



We can arrange quotes at very competitive rates, give us a call to discuss

## PRODUCT PROMO



We're excited to be able to offer you this exciting product as registered agents ..... Bond Extend offers peace of mind and security at a minimal annual premium whereby any debt you have registered against a tenant by way of a Tenancy Tribunal Order is covered.

Basically Bond Extend buy your tenancy debt!

It's a relevant statistic that majority of tenancy debt in New Zealand is between \$2000—\$5000. The average length of time to repay these debts is 5 years. \* 95% of debts of \$5,000 are when Landlords manage properties themselves rather than when managed by professional property managers.

\* Taken from TPS Credit Control lodgements over 5 years

Simply sign up your property and in the unfortunate event of having an order made against a Tenant you will receive assurance of a guaranteed 48 hour payout (to a limit of \$5000) after the tenants 3 weeks bond has been used against the Tenancy Order.

What it pays out is rent ✓ damage ✓ rubbish and cleaning ✓ lawns and garden ✓ — anything awarded on the Tenancy Tribunal order after the three weeks of bond has been used.

This is a great product and one we personally see value in and love to promote. Contact us to discuss the benefits of this for your property!

## Recent Success



Helen receiving thanks from a happy client



## LANDLORD PAYMENTS—Christmas / New Year / 2015/16

### Payments over the Christmas / New Year period

will differ slightly to take into account holidays and bank closures with end of month payments going out to you 29 December 2015 (instead of first working day in January).

If you have any queries regarding this payment please contact us so that we can discuss this prior to Christmas. We have included a handy calendar showing all mid month and end of month payments for 2016 for your reference.

<div> <div>○ Month End Pay Day</div> <div>□ Mid-Month Pay Day</div> <div>○ Early Month End Pay Day</div> </div>		2016						
December 2015		January						
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							31	
April		May						
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17	18	19	20	21	22	23	22	23
24	25	26	27	28	29	30	29	30
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August		September						
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							30	31
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### CONTACT US

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