



# Edinburgh Realty

# FROM THE PM DESK

## IMPORTANT DATES...

ISSUE 02 | MARCH 2018



### March 2018

Otago Anniversary office hours  
Closed: 26th March  
Easter office hours  
Closed: 30th March, 2nd & 3rd April



### April 2018

Get a Room student letting deadline.  
Make sure you get your information  
to your property manager to ensure  
your property is let for 2019.



### May 2018

We have 5 tickets to the North Stand  
to give away for the Highlanders  
vs Lions game on the 12th of May.  
Check facebook for details.



### July 1st 2019

All properties must meet the new  
insulation regulations by this date.



Welcome to Edinburgh Realty's first Property Management newsletter for 2018.

This year has already been extremely busy, with a record number of student flat turnovers on 1 January, and we are pleased with progress towards all our properties meeting the new insulation regulations by 1 July 2019.

Last year, we appointed a dedicated marketing person to the Property Management team. This has lifted our performance to a new level. Properties are advertised with better photos, a busy Facebook page has been established and our overall marketing approach is more strategic.

With the large growth in our portfolio, we have welcomed another Property Manager to our team: Martin Padgett. Find out more about all our property managers, including Martin, on our website ([www.edinburghrealty.co.nz/our-team](http://www.edinburghrealty.co.nz/our-team)).

**John Hornbrook**  
Property Management, Group Manager



# THE BIG PICTURE

Like our Highlanders, Otago's property market has kicked off to a strong start this year.

- Dunedin's residential rental market is experiencing strong demand.
- The financial insights website, [interest.co.nz](http://interest.co.nz), has a great little table that summarises gross rental yields around the country. Check it out at [www.interest.co.nz/saving/rental-yield-indicator](http://www.interest.co.nz/saving/rental-yield-indicator)
- The Reserve Bank's latest (8 February) Monetary Policy Statement and Official Cash Rate announcement indicates that interest rates are likely to remain low in the foreseeable future. View the long-term trend on the Reserve Bank website [www.rbnz.govt.nz/monetary-policy/official-cash-rate-decisions](http://www.rbnz.govt.nz/monetary-policy/official-cash-rate-decisions)



## INSULATION REGULATIONS

With only 15 months to go, here are the facts in a (well-insulated) nutshell:

- 1 July 2019 is the date by which all rental properties must have ceiling and floor insulation meeting the legal standard.
- A Certificate of Compliance must be disclosed to your tenants.
- We are using the company, TechnoBond, to carry out inspections, issue certificates (\$30 charge) and provide free quotes relating to any work needed.
- If insulation is required and a tenant at your property has a Community Services Card (we ascertain this for you), you could be eligible for a 75% Warmer Homes subsidy.

## FACEBOOK

Our Facebook page has been in action for less than a year, but is already exceeding expectations. It was launched to engage with students and promote our properties. We also post helpful information and run competitions. In the past eight months, highlights include sending two of our flats to the rugby, giving away a new Highlanders' jersey, five double passes to Rialto Cinemas, and a \$150 Speight's Ale House voucher. Coming up - the chance to win five Highlanders' tickets for each home game this season.

We believe this Facebook page has contributed significantly towards Edinburgh enjoying the best student-letting season ever. Almost all our properties (98% of flats and 81% of studio rooms) were let before January 2018.

Spread the word – follow, share and recommend our page:  
[www.facebook.com/edinburghrealt rentals](http://www.facebook.com/edinburghrealt rentals)

