

Hello Geoff

Welcome to the July 2020 roundup of New Zealand property news - keeping you up to date with nationwide real estate market developments.

Tony Alexander: A six-decade journey for NZ interest rates

Will this latest decline in rates unwind? Partially yes, one day. But given the strong determination of central banks globally to ensure their economies get back off the floor following this shock, the chances are high that borrowers (and depositors) will face extremely low interest rates for the next 3-5 years.

<https://mortgagerates.co.nz/news/tony-alexander-a-six-decade-journey-for-nz-interest-rates>

Are sub-2% mortgages on the way?

"The banks are awash with cash. They can borrow as much as they want really from the Reserve Bank at 25 basis points. It wouldn't be at all surprising to me if we have mortgage rates at some stage starting with a one."

<https://www.goodreturns.co.nz/article/976517090/are-sub-2-mortgages-on-the-way.html>

Half billion dollar industrial property investment joint venture kicks off

A half a billion dollar industrial property investment joint venture between New Zealand property company Stride Property Group and international investors has kicked off.

Called *Industre Property Joint Venture* it started business on July 1 with 13 industrial properties in Auckland and Hamilton, including two properties under development.

Stride chief executive Philip Littlewood said Industre could "quite comfortably" reach more than \$500 million in value. Its portfolio was now worth \$398m, it had \$32m of committed development and it had another \$154m funding available.

<https://www.stuff.co.nz/business/property/121996063/half-billion-dollar-industrial-property-investment-joint-venture-kicks-off>

What's really going to happen with New Zealand's house prices?

"Near -term support measures such as the wage subsidy, signs of economic rebound, mortgage holidays, expat returning Kiwi buyers, and lower deposit rates encouraging investor activity..."

<https://www.stuff.co.nz/life-style/homed/real-estate/300041329/whats-really-going-to-happen-with-new-zealands-house-prices>

Rent freeze hasn't stopped rental increases, Trade Me says

"Over the coming months we expect to see higher demand for rentals than we usually would over winter. Lockdown likely made some tenants rethink their current rental and, anecdotally, we're hearing that a lot of Kiwis have returned from overseas and are looking for somewhere to live. We expect that this could add pressure to the market and make it harder for tenants to secure the property they want."

<https://www.stuff.co.nz/life-style/homed/real-estate/300042171/rent-freeze-hasnt-stopped-rental-increases-trade-me-says>

The big colour dilemma when it comes to painting your home

A fresh coat of paint is often the quickest and easiest way to refresh a home before it goes on the market for sale.

<https://www.oneroof.co.nz/news/38081>



115 Main Road, Wainuiomata

Situated on a large 1,356sqm section this 3 or 4 bedroom home is going to cater to your needs.

The lounge is spacious with a gas fireplace. The lounge leads through to the dining area and open plan kitchen. The kitchen has ample cupboards and working space with a large stove to cook up all those delicious meals. The dining area has French doors which open onto the entertainment patio. The 3 bedrooms are spacious and there is a study which can be used as a 4th bedroom should it be required. The bathroom has a spa bath and shower. The toilet is separate, with a laundry area.

Other features include:

- HRV ventilation system
- Rinnai gas
- Ceiling and underfloor insulation
- Garage + off street parking

Call now to view.

View all of the latest feature properties online:

<http://geoffduncan.smartagent.co.nz/users/390/properties>

Kind Regards

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