



Well, here we are at the end of another year and in a position to reflect on where we have been and where we want to head to next.

2016 has been an extremely busy year both in the residential property market and with subdivision sales at Prestons Park

Our residential sales have held strong in spite of a bit of a slowdown in general where we have seen an increase in the average days on the market for properties throughout the city while demand for sections at Prestons Park has continued to outstrip supply.

With this unprecedented demand in mind, we are excited to reveal that we will be releasing Stage P on 27th January 2017 with approximately 50 sections ranging in size from 450sqm to over 800sqm so if 2017 sees you considering building a new home then take a look at our website www.prestonspark.co.nz for further information.

The whole team at Professionals Christchurch have been working tremendously hard on the development of a brand new product which we will be releasing in the New Year.

This exciting venture has been a culmination of two years research and development and it sure to create significant interest in the market. We look forward to divulging more details when the time comes!

Should you be seeking any assistance in real estate matters over the Christmas period we have staff who are working through the holidays who will be happy to assist you.

We hope that you are able to spend quality time with your family and friends over this festive season and we wish you all Happy Holidays.

Colin Lock, Managing Director

Get It Managed Professionally

So, you've found and purchased the perfect rental property. The location's great: there's a good selection of cool cafés, restaurants and a supermarket round the corner, it's quiet, yet there's a bus-stop just outside, it's warm, sunny and the local schools are in demand. All you need now are some good, reliable tenants who'll treat the place with respect, pay their rent on time and get on with the neighbours. So far, so good. But if, at this point, you're thinking you can manage both the rental process and the property yourself, just pause for a moment.

These days, there's far more to owning a rental property than meets the eye, and you only have to toy with the idea of advertising and sorting through applicants to realise there are many pitfalls for the inexperienced player.

With 30 years in the business, Professionals Christchurch knows a thing or two about successfully managing properties for landlords. With Best Practice accreditation, you can be sure your rental property will be professionally handled right from the word go.

No Hidden Costs

For a start, we charge a competitive management fee with no hidden items. Should there be any extra costs (such as Trade Me ads or credit checks), they'll be itemised, so employing our service is value-for-money and won't erode your precious income stream. Any marketing will be of the high standard you'd expect from Professionals, so we attract the most suitable tenants. And, once they've met with our rigorous credit checks, we'll set up rental payments to be paid twice-monthly directly into your bank account.

Consistent Contact

We believe it's vital to have just one consistent point of contact here at Professionals Christchurch – someone who knows both you and your property, so any queries you have can be responded to promptly. We use leading-edge technology to ensure all your information is safe and completely available to you 24/7, and rent is held in our trust account, for your complete peace of mind. You'll get monthly account statements, an annual summary of income and expenditure, as well as reliable accounts to give to your accountant for tax purposes.

Regular Inspections

To protect you and your investment, we carry out regular, diarised inspections of your property, and produce written reports of its condition, together with photographs. We also perform rent reviews in accordance with Residential Tenancy Act regulations to ensure you're getting the best return from the market.

Problems Sorted

But, what happens if there's a problem, such as a leak, a blockage or a faulty tap? Because, with the best will in the world, these things can and do happen. We've got that covered with the 24/7 Emergency Service we have in place with registered tradespeople offering competitive rates, so we're able to deal with such eventualities pronto, keeping inconvenience to a minimum. And, in the case of unexpected natural disasters such as earthquakes – which are front-of-mind for many Christchurch residents – we have a disaster plan in place.

Residential Real Estate | Property Management | Section Sales

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Save the Date!



Professionals Golf Tournament - Raising Funds for Child Cancer

Our annual Charity Golf Tournament is back again next year on Friday the 7th of April at Clearwater Golf Course. We would love for you to join us! We can promise you a thoroughly enjoyable day of competitive fun open to golfers of all capabilities to help us raise funds for Child Cancer.

Scenic Hotel have joined us again this year as a major sponsor bringing you another fabulous prize package of 3 nights at the Scenic Franz Joseph Glacier including a spa voucher with travel sponsored by Professionals Christchurch. Scenic Hotel Franz Josef Glacier sits at the edge of the Westland World Heritage Park, and is just moments from one of New Zealand's most spectacular natural attractions, the Franz Josef Glacier.

We are now taking registrations of interest from individual players or teams, so if you would like to be a part of this fantastic day please email lauren@prof.co.nz

| Christchurch House Sales | | | | | | |
|--------------------------|-------------------------------|-----------|----------|----------------------------------|------|----------|
| Suburb | Median Price July - September | | | Median Days on Market Jul - Sept | | |
| | 2015 | 2016 | Variance | 2015 | 2016 | Variance |
| Addington | \$350,000 | \$345,500 | -1% | 53 | 36 | -32% |
| Aidanfield | \$725,000 | \$699,500 | -4% | 27 | 32 | 17% |
| Avonhead | \$555,000 | \$555,000 | 0% | 36 | 35 | -3% |
| Beckenham | \$510,000 | \$575,000 | 13% | 39 | 39 | 0% |
| Cashmere | \$628,500 | \$611,848 | -3% | 41 | 30 | -27% |
| Central City | \$439,000 | \$469,000 | 7% | 115 | 66 | -43% |
| Halswell | \$540,000 | \$534,500 | -1% | 55 | 53 | -4% |
| Hillmorton | \$439,500 | \$521,500 | 19% | 45 | 33 | -28% |
| Hoon Hay | \$410,000 | \$420,000 | 2% | 37 | 39 | 5% |
| Hornby | \$385,000 | \$413,750 | 7% | 38 | 37 | -3% |
| Ilam | \$617,000 | \$637,250 | 3% | 29 | 35 | 19% |
| Lincoln | \$557,500 | \$633,250 | 14% | 66 | 40 | -39% |
| Opawa | \$460,000 | \$432,500 | -6% | 37 | 19 | -49% |
| Prebbleton | \$638,000 | \$685,000 | 7% | 35 | 37 | 6% |
| Riccarton | \$500,000 | \$470,000 | -6% | 42 | 42 | 0% |
| Rolleston | \$457,000 | \$540,500 | 18% | 94 | 45 | -52% |
| Russley | \$427,500 | \$482,500 | 13% | 41 | 50 | 22% |
| Sockburn | \$355,000 | \$372,500 | 5% | 35 | 60 | 71% |
| Spreydon | \$382,500 | \$421,000 | 10% | 35 | 45 | 27% |
| St Martins | \$431,000 | \$420,250 | -2% | 36 | 42 | 18% |
| Sydenham | \$345,000 | \$375,000 | 9% | 34 | 40 | 18% |
| Waltham | \$330,250 | \$325,280 | -2% | 36 | 41 | 14% |
| Westmorland | \$759,000 | \$680,500 | -10% | 44 | 46 | 6% |
| Wigram | \$595,077 | \$555,000 | -7% | 45 | 33 | -26% |
| Woolston | \$347,500 | \$345,000 | -1% | 43 | 48.5 | 14% |



Contact us today

Hoon Hay Office:

33 Halswell Road,
Christchurch

Papanui Office:

520 Cranford Street,
Christchurch

(03) 338 5924
service@prof.co.nz

www.prof.co.nz

