

Going digital, who pays?

This year in the Hawkes Bay the analogue age will pass into history. What impact will this have on tenants and landlords?

In the Hawkes Bay tenants who currently enjoy TV coverage with analogue aerials will find at about September that their coverage will stop. They may complain to the landlord that the aerial that has been supplied no longer works and that it should be replaced with one which does work so they can continue to enjoy TV coverage. This argument may work, and it is possible that the Tribunal may interpret the situation similarly to the repair of chattels, namely if the landlord supplied it and it no longer works then the landlord should make it work, at the landlords cost.



Until the Tenancy Tribunal makes decisions we cannot be sure.

- The first question, is it an essential service? There is no doubt that it is not an essential service. Its optional. No one actually needs TV coverage.
- The second question is, what should landlords do now? My view is that they should make a decision to either install a UHF aerial or remove the old aerial before the change occurs, in between tenants. That would mean that an incoming tenant has an option of either accepting that there is no aerial of any kind and installing their own or using the UHF aerial already in place. A UHF aerial will be compatible with "Freeview" and tenants can purchase the set top box and then take it with them when they leave.

If tenants want "Sky Television" then they will need to have the Sky Dish installed at their cost and possibly asked to remove the dish at their cost when they leave (though this would be most unusual).

- The third question is about holes in roofs. In my view it is preferable to install a UHF aerial so that there is no doubt that there is reception and at the same time compete with all other landlords who will also install aerials. There is a more important issue and it is having the installation completed professionally so that the tenant does not have to install the aerial and then take it with them when they leave. If they leave the "fixture" behind when they leave, then it belongs to the landlord Section.42 of the Residential Tenancies Act. The far more troubling question is, if the tenant removes their own aerial they may damage the roof and the results of the damage may not show up until next winter when the tenant has long since left. The potential damage to a roof is far more of an issue than the cost of an aerial. Any landlord who has tried unsuccessfully to repair a leaking roof will immediately relate to this issue.

The existence of any form of aerial does not warrant the quality of signal and no landlord should be concerned that they are liable for the signal quality. However In terms of Fair Trading Act if the landlord is aware of the fact that the signal is poor then that fact should be disclosed to the tenant so they can make an informed decision about it.

Source: This article has been written by Scotney Williams of Tenancy Practice Services, Scotney is Property Brokers legal consultant who advises us on a number of tenancy issues.

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> www.realestate.co.nz

> www.trademe.co.nz

> www.interest.co.nz

> www.dbh.govt.nz

> www.landlords.co.nz

INVESTOR INSIDER

NEWS FROM PROPERTY BROKERS PROPERTY MANAGEMENT DIVISION



Staff Profile: Rebecca Henricksen

Rebecca heads our Accounts Team in Property Management where she collects rent, allocates landlord payments and contractor invoices. Rebecca is a clean freak and everything on her desk has a place. Rebecca will be responsible for approximately 146,000 rent payments in 1 year! Rebecca is at her happiest when she is relaxing on her bike, cycling 160 km a weekend.

Favourite Food:	Steak (rare)
Favourite Movie:	Over the Top (Slyvester Stallone)
Favourite Music:	Foo Fighters
Length of Employment:	6 Years
Favourite Drink:	Heinekin
Favour colour:	Black
Biggest dislike:	Spiders
Home Town:	Woodville
Best thing about working with Property Brokers:	The culture of the company
Interests:	Triathlon and Formula 1



Did You Know: Rebecca recently got married and went to Vegas for her honeymoon. Whilst at the Casino she quadrupled her money! \$4.00

Investment Opportunities

 <p>WEB ID WGU2889 3/29 Ingestre Street, City Centre, Wanganui 2 bedrooms 1 bathroom Buyer enquiry over \$60,000 Contact Shona 027 268 4688</p>	 <p>WEB ID WGU3023 Unit A, 45 Rimu Street, Gonville, Wanganui 2 bedrooms 1 bathroom Price: \$75,000 Contact: Ritesh 027 577 7938</p>	 <p>WEB ID WGU3024 Unit B, 45 Rimu Street, Gonville, Wanganui 2 bedrooms 1 bathroom Price: \$75,000 Contact: Ritesh 027 577 7938</p>
 <p>WEB ID WGU24019 67A Halswell Street, City Centre, Wanganui 2 bedrooms 1 bathroom Was rented at \$215 per week Buyer enquiry over \$100,000 Contact Gaye 021 299 6139</p>	 <p>WEB ID WGU3023 Unit A, 45 Rimu Street, Gonville, Wanganui 2 bedrooms 1 bathroom Price: \$75,000 Contact: Ritesh 027 577 7938</p>	 <p>WEB ID WGU3025 Unit C, 45 Rimu Street, Gonville, Wanganui 2 bedrooms 1 bathroom Price: \$75,000 Contact: Ritesh 027 577 7938</p>
 <p>WEB ID WGU2720 2M Victoria Avenue, City Centre, Wanganui 2 bedrooms 1 bathroom Price: \$279,000 Contact: Ritesh 027 577 7938</p>	 <p>WEB ID WGU24453 30 Nile Street, Wanganui East 2 bedrooms 1 bathroom 1 Garage Price: \$149,000 Contact Alan 027 705 0987</p>	 <p>WEB ID NC24759 98-104 Dickens Street, Dickens House, Napier CBD \$104,500 pa net + GST income Land Area 293m2 Price: By Negotiation Contact: Wayne 027 376 8778</p>
 <p>WEB ID NU24610 1/351 Kennedy Road, Pirimai, Napier 2 bedrooms 1 bathroom 1 Garage Tender: Closes Fri 6th Jul 4:00pm Contact Pat 021 263 5748</p>	 <p>WEB ID BU24748 101 Heretaunga Street, Central, Palmerston North 5 bedrooms 5 bathroom Tender: Thu 5th Jul 4:00pm Call Sophie 027 714 7961</p>	 <p>WEB ID FU24677 23 Marlborough Street, Feilding 2 bedrooms 1 bathroom Price: \$139,000 Contact: Joanne 027 441 1234</p>



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Round the Regions

In a new article we will provide feedback on local regions regarding the rental market and what we are seeing.

Wairarapa

South Wairarapa currently has 23 rental properties available on Trade Me whilst Masterton has 67. Our tenant movement has been consistent over the last 6 months. With on average 30 bonds lodged in a month in South Wairarapa and 56 bonds lodged a month in Masterton, we estimate the average time it will take to rent a property should not exceed 4 weeks. Median rents have increased slightly from \$240 a week to \$250 a week for a 3 bedroom property.

Horowhenua

The Horowhenua region rent approximately 80 properties per month over the last 6 months. The median rent has not changed significantly at \$230 a week compared to \$225 a week 12 months ago. There are 120 properties available to rent in the Horowhenua, 80% of which are in Levin. The average time to rent a property is between 5 to 6 weeks.

Wanganui

Median rent for a 3 bedroom property in Wanganui is \$212 a week. With an average of 118 bonds lodged a month and over 160 properties available on Trade Me, it will take on average between 6 to 8 weeks to rent a property. Make sure your property is competitively priced and is looking its best.

Rangitikei

Only 24 bonds a month are lodged in this region. Currently there are 42 properties available in the region 70% of which are in Bulls.

Manawatu

Palmerston North currently has 300 properties being advertised on Trade Me. On average over the last 6 months 270 bonds are lodged a month. This means that it will take approximately 3 weeks to rent a property. Feilding has been extremely buoyant in recent months. With on average 51 bonds being lodged a month we are seeing quick turnover of properties when they are vacant. There are currently 30 properties available in Feilding so your property can be vacant for no more than 2 to 3 weeks. With high occupancy we can see an increase in average rent. Feilding is renting at approximately \$260 to \$270.

Hawkes Bay

Hastings lodges on average 168 bonds a month over the last 6 months. There are currently 230 properties available on Trade Me for Hastings it can take on average 6 weeks to rent out a property. Napier is almost identical to Hastings in terms of properties rented. Napier has 220 properties available with on average 167 bonds lodged. Median rent for a 3 bedroom in Napier is \$300 whilst Hastings is \$290. In Central Hawkes Bay properties are vacant for 8 weeks on average with 23 bonds lodged a month. Average rent for a 3 bedroom property is \$200.

Tararua

There are just over 30 bonds lodged a month in this region. Median rent for a 3 bedroom house is \$180 a week. There are 20 properties available in Dannevirke and Pahiatua respectively and a further 10 available in Woodville.

Median rent for the last 12 months

Palmerston North	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12
Northern	\$ 290.00	\$ 280.00	\$ 280.00	\$ 282.00	\$ 280.00	\$ 280.00	\$ 292.00	\$ 287.00	\$ 287.00	\$ 280.00	\$ 285.00	\$ 290.00
Hokowhitu	\$ 330.00	\$ 285.00	\$ 305.00	\$ 305.00	\$ 287.00	\$ 300.00	\$ 307.00	\$ 325.00	\$ 325.00	\$ 297.00	\$ 320.00	\$ 305.00
Central	\$ 300.00	\$ 282.00	\$ 290.00	\$ 292.00	\$ 297.00	\$ 270.00	\$ 280.00	\$ 280.00	\$ 280.00	\$ 310.00	\$ 290.00	\$ 310.00
Southern	\$ 275.00	\$ 290.00	\$ 280.00	\$ 277.00	\$ 275.00	\$ 265.00	\$ 282.00	\$ 277.00	\$ 277.00	\$ 280.00	\$ 280.00	\$ 290.00
Hawkes Bay												
Napier Central	\$ 355.00	\$ 350.00	\$ 320.00	\$ 325.00	\$ 350.00	\$ 330.00	\$ 330.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 340.00	\$ 300.00
Napier South	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 295.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 295.00	\$ 290.00	\$ 300.00
Taradale	\$ 320.00	\$ 322.00	\$ 320.00	\$ 320.00	\$ 330.00	\$ 320.00	\$ 312.00	\$ 320.00	\$ 320.00	\$ 320.00	\$ 330.00	\$ 320.00
Hastings	\$ 285.00	\$ 280.00	\$ 290.00	\$ 295.00	\$ 280.00	\$ 282.00	\$ 272.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 290.00
Other Regions												
Wanganui	\$ 210.00	\$ 210.00	\$ 220.00	\$ 210.00	\$ 217.00	\$ 215.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 230.00	\$ 220.00	\$ 212.00
Masterton	\$ 240.00	\$ 240.00	\$ 245.00	\$ 237.00	\$ 240.00	\$ 250.00	\$ 250.00	\$ 255.00	\$ 255.00	\$ 240.00	\$ 245.00	\$ 250.00
Horowhenua	\$ 225.00	\$ 230.00	\$ 227.00	\$ 227.00	\$ 225.00	\$ 225.00	\$ 220.00	\$ 235.00	\$ 235.00	\$ 220.00	\$ 220.00	\$ 230.00
Kapiti Coast	\$ 320.00	\$ 335.00	\$ 330.00	\$ 327.00	\$ 330.00	\$ 330.00	\$ 340.00	\$ 330.00	\$ 330.00	\$ 330.00	\$ 330.00	\$ 350.00



Contact Us

At Property Brokers' we welcome your comments, suggestions and feedback. You can contact us via email (below), phone, fax or mail and we will handle your enquiry promptly.

Name

Contact phone

Email

Fax

Comments