



Club Meeting 22 November 2021

NEW ZEALAND'S REAL ESTATE MARKET

Tonight's speaker was Kim Hampson from Bayley's



She spoke of the state of the real estate market currently with emphasis first on the housing policy changes that have occurred over recent years. These have included the "brightline" will test which was fixed at 2 years in 2018 but increased to 10 years in 2021. There were plenty of statistics including that the house price index for market value in Auckland had increased by 25.7% to October 2021 which compared with 33.3% for the rest of New Zealand. She gave markets snapshots including this of St Heliers:



Kim said that there was no evidence of investor sell-off and prices were increasing. The ANZ annual inflation prediction was 5.8% by March 2022 decreasing to 2% by mid-2023. Kim emphasised the importance on value of

Calendar

29 November

Club Picnic – Vellenoweth Green – 5.30 pm

6 December

Steve and Debbie Mayo-Smith

(about) 13 December

Christmas function – partners included - tba

17 January 2022

Welcome back function – details tba

25 February 2022

Polio Transit Day

20 March 2022

Top Schools

24 – 26 June 2022

Dist 9920 Conference – Te Papa, Wellington

[Click for full calendar on our website](#)

unconsented work and the necessity for a letter of acceptance and completion of any correction work required. She also emphasised the importance of full disclosure, particularly in the context of weathertightness issues. As to staging prior to sale, Kim considered this desirable estimating this could add \$1k to the sale price of a \$1m property. She acknowledged that any decline in population would affect demand. There was discussion concerning the limitations on construction capacity including supply of materials and labour. All in all, an interesting presentation evidenced by the range of questions asked.

NEXT WEEK - PICNIC

Time for some out and about on 29 November 2021 for the informal picnic at Vellenoweth Green, St Heliers. Names should have been in to Mark Biggs by now. Arrive by 5.30, finishing at 7:00 pm roughly. Those with chairs are encouraged to bring them, please; or a rug if that is your preference. Don't forget the reminder that toilets may not be available. Also bring hats and jackets to anticipate Auckland's unpredictable weather at this time of the year (think St Heliers Wine and Food Festival days). The price of dinners will have been deducted from your account and food and drink will be provided. All current lockdown and traffic light restrictions will be complied with. It promises to be a great night. Many thanks to the organizers.



Days beyond are still in planning but the prospect is back to 5 Knots on 6 December! And there is the end of year function to be anticipated.

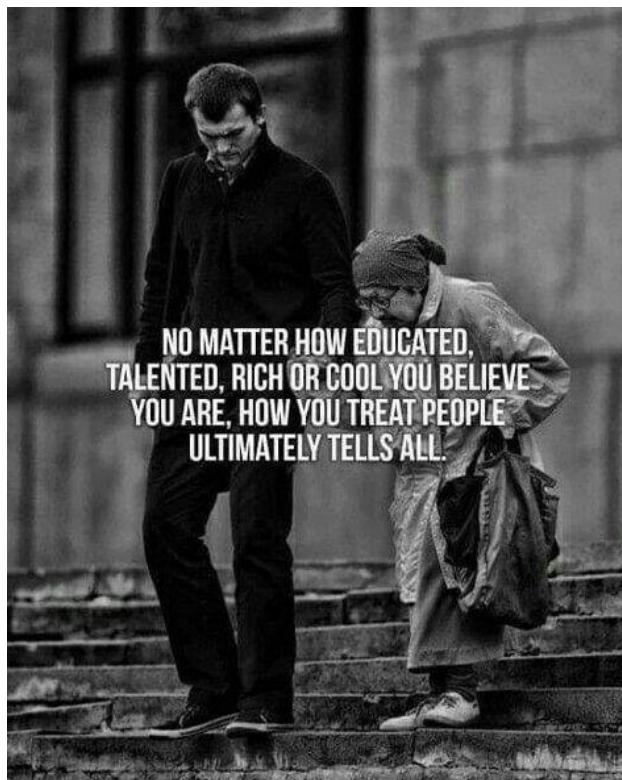


CLUB NOTICES

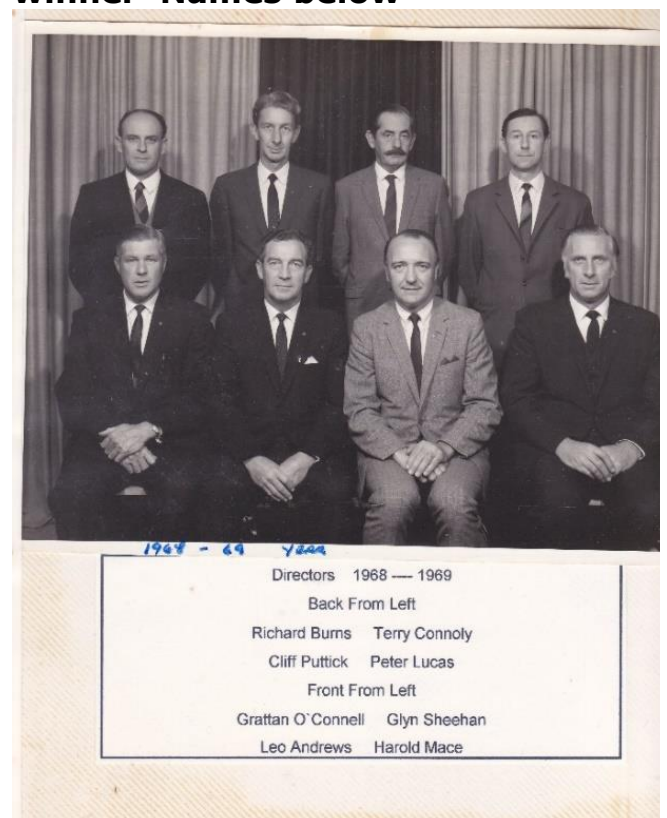
- ❖ The moment of thanks from Peter Allen to included reference to the ability soon to get a hair cut! and to the fact that schools had been able to reopen at last in the Auckland area.
- ❖ The club was an advised of
 - ❖ The recent death of Evelyn Eagland and our thoughts and support go to Barry.
 - ❖ The death also of former member Jack Thorburn.
 - ❖ That David Millard that some medical misadventures adversely recently.
- ❖ Encouragement again was given by Pres Ian to advise Treasurer Owen an amount to be donated towards the Sunshine Fund. Various sums were mooted with factors including the range of fines that would have occurred meanwhile but also the savings to members in meal costs. Any donations will be gratefully received by the Sunshine Fund. Owen is writing separately to us all.
- ❖ There is still the need to identify individuals or community organizations who could qualify for either a Rotary Community Service Award or a Rotary Certificate of Appreciation. Members are encouraged to think of possible awardees and recommend these to secretary Alistair or Pres Ian with reasons for that choice.
- ❖ Computer or laptop devices for Fiji please to Darius Mistry.
- ❖ Salvation Army donation parcel packing is resuming for some 4-5 weeks on Wednesday mornings. Names to Sam Mukhtar, please.

HEADS UP – AUCTION 2022

Graeme Emerson asks that all members, neighbours, friends, children etc keep good quality items aside for next year's auction. Anything smaller than a baby elephant can probably be stored in the storage units as long as they are saleable. Items should have some real value and Graeme is seeking flights/accommodation/vouchers/services as well as goods. This is an important fundraiser for the club and all are asked to participate in this way please.



**Now who? - Stephen Poole:
winner Names below**





Finally shades of 2021 All Blacks enthusiasm



Club Member Duties

	29 November	6 December	13 December
Speaker	Picnic - Vellenoweth	Steve and Debbie Mayo-Smith	Christmas function - tba
Sergeant	Gary Langford	Bernard Kendall	Bernard Kendall
Greet at Door	NA	Ron Greer	Andrew Bernau
Dinner Check-in	NA	Karl Schweder	Kay Flower
Moment of Thanks	Jeffrey Hunter	Nicola Baker	Dennis Millard
Speaker Host, Intro & Thanks	NA	Darius Mistry	NA
Stand-In	Nicola Baker	Peter Moule	Stephen Poole
Setup & Pack Away	NA	Peter Allen	Simon Kouk
AV Technician	NA	John Miller	John Miller

Apologies and guest names to John Miller, Phone 528 4433 or email jmiller@pl.net at the latest by 11.00 a.m. Monday. Members unable to do their duty need to arrange a replacement and inform the Sergeants Gary Langford, or Bernard Kendall.

Bulletin Editor David Carden Phone 021 307 346 or email david@carden.co.nz

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