

Bringing you news from the world of New Zealand real estate.

## A time of change. Springtime, local elections and how these might impact the housing market.

If 2022 hasn't been enough of a year of change for some, it's also local election year. Local elections decide who represents us in our city, district and regional councils. These people not only set rates and oversee town planning, they also make decisions about daily services within our towns and cities such as rubbish collections. They are the decision makers for the future of their elected area and they help decide how general amenities such as parks and libraries will operate too.

### However, do these political events impact the housing market?

At Harcourts we traditionally see a dip in the number of new listings and sales in the weeks leading up to a general election, as much as 20%, but traditionally we haven't seen local elections impact the housing market in the same way.

New Zealanders are a nation of homeowners, home builders and a nation who understands well the positive impact on social cohesion and family life that owning your own home has. Wrapped around this is the intimate understanding of the importance of securing your own financial future, rather than investing in the hope that an elected expert will look after us later in life.

When I'm asked the best time to list a property for sale, I generally advise people to sell when everyone else is sitting back and waiting to see what

happens. If you list your property to sell in winter, you will have less competition. Listings might dip in the colder months, but it doesn't mean there are less interested buyers.

The same is true of election time. There are still many interested buyers actively looking for property, and right now there is less choice available to them. Currently we have a market with more choice and easing prices, which should on the face of it make buying easier, but we have higher interest rates, LVR rules still in place and inflation at record levels making the servicing of mortgage borrowings more difficult than during 2021.

The practical advice for home buyers is to get your finances and affairs in order so when you are ready to buy, you are ready to go. All other factors fluctuate and overtime owning beats renting, in so many ways. Trying to time the



market will lead to frustration and failure as the market moves at its own pulse, and upwards over time.

Regardless of what happens during the upcoming local elections, our economy seems to be on the up and I don't anticipate that there is suddenly going to be a reason you shouldn't sell. Don't wait until we're halfway into spring and don't wait for the election results. If the time is right for you to buy or sell, there's no better time than now.

### Bryan Thomson

Managing Director  
Harcourts New Zealand

# 3 easy home improvements you can make over spring.

Spring signals a fresh approach and the perfect time to prepare your home for sunnier days. Here are 3 simple things you can focus on this season.

## 1. Create a space for open plan entertaining

In a 2022 survey of Westpac New Zealand customers, 34% said they are considering renovations to meet their needs in the COVID era, whilst nearly a third of those surveyed reported spending more money on their house than before the pandemic.

The warmer temperatures mean we are more inclined to entertain friends and family, and the desire to create a flexible, open-plan entertaining environment that can be tailored to your needs, is a popular priority item. A simple rearrangement of furniture and declutter of items could be all that your space calls for, or you could think bigger picture by investing in your home and installing bi-fold doors, which will help to seamlessly blur the boundaries between indoor and outdoor spaces.

## 2. Add a splash of colour

You've heard it said a thousand times, but paint really is a simple and cost-effective way of bringing your home up-to-date and

breathing new life into a room. Don't be colour-shy, instead pick up a paintbrush and embrace the new seasonal trends, ensuring it reflects your own personal style.

You can source inspiration from the flora and fauna around you, as well as the array of fresh spring colours. Think about what mood you want to create, and lean towards refreshing vibrant colours, such as rich greens or bold blues; or alternatively, use natural floral accents such as light-but-luxe rosy pinks or soft cotton and linen whites. Resene's *latest looks* is a fantastic place to start for some "on trend" inspiration for every room in your house. Visit [resene.co.nz](https://www.resene.co.nz) for some inspiration.

## 3. Make the most of natural light

Over the winter months, your windows take a beating from the elements; and given the climate across much of New Zealand throughout autumn and winter months, a build-up of grime can collect on the glass and frames. It's important to ensure your windows receive some much-needed TLC in spring, so they are left clear



and shiny and can let in as much light as possible. Wait for a cloudy day and give your windows a good wash for a quick and noticeable improvement.

If you feel an investment in your property is the answer, a great way to make a room flood with natural light is by adding roof windows or skylights. These can be opened and closed and can make a room feel larger as the ceiling appears higher. This creates the illusion of added space and of course is a fantastic way to encourage ventilation through your home.

## Harcourts Foundation: Helping kiwi kids when they need it the most.

Harcourts Foundation is proud to support Gumboot Friday, which this year is being held on 4th November. Harcourts Foundation kick started its support with a \$20,000 donation, which is a total that the team hope to increase significantly with the support of its people from offices all across New Zealand.

Gumboot Friday is a nationwide initiative which provides FREE kids counselling when it is really needed.

Since April 2019 Gumboot Friday has raised over 3 million dollars for free kids counselling. From this they have paid for over 21,000 sessions for just under 10,000 kids. The average cost per session is \$138.00. They anticipate that with the money they have and what will be raised over the next 12 months,

Gumboot Friday will pay for a further 20,000 free sessions before the end of 2023.

To learn how you can support Gumboot Friday visit [www.gumbootfriday.org.nz](http://www.gumbootfriday.org.nz) and follow them on Instagram: [@gumbootfriday](https://www.instagram.com/gumbootfriday)

Harcourts Foundation will be showcasing all the fundraising activities and initiatives from their network through their social media channels.

Make sure you follow on Instagram [@harcourtsfoundationnz](https://www.instagram.com/harcourtsfoundationnz) and on facebook [@theharcourtsfoundation](https://www.facebook.com/theharcourtsfoundation) to see the fun being had to raise funds for our kiwi kids.



## MY EXPERTISE... MY RESULTS... YOUR FUTURE!



**STEVE PROSSER**  
*Your* **AGENT**  
Licensed Real Estate Consultant

m: 021 909 800 p: 0508 GET SOLD (0508 438 765)  
e: [steve.prosser@harcourts.co.nz](mailto:steve.prosser@harcourts.co.nz) w: [steveprosser.nz](https://www.steveprosser.nz)

