



March madness has already embraced us, so to alleviate some of your stress we're making sure you have easy access into 2 recent legislations', one that effects owners wanting to sell (AML/CFT - Anti-money Laundering) and amendments to the Healthy Homes Guarantee.

IN THIS NEWS LETTER

- [AML how it effects you](#)
- [REINZ Property stats](#)
- [Healthy Homes - new legislation](#)
- [Higher yields & tenant retention](#)
- [Online marketing opportunity - new property management contracts offered for 5.95%](#)

Easter Closing Dates

Friday 19th April & Monday 22nd April

Although we will be taking a break, if you have any urgent matters regarding your property Roseanne will be available.

URGENT CONTACT

ph: 021 608 444

IF you haven't already, don't forget to try out the **Owner Portal** via our website. With one click you can access your statements and other up to date information on your property and contact the admin department directly with any queries.

Oh! and if you have a couple of minutes to spare, please take a moment to give us some feedback by clicking on our Customer Satisfaction Survey below.

Customer Satisfaction Survey

AML/CFT

Anti-money Laundering - Countering Financing Terrorism

From **1 January 2019** as Real Estate agents we are required to verify the identity of our clients in accordance with AML/CFT legislation. This is called Customer Due Diligence (**CDD**).

If you are selling your property we would have to do CDD with you (or your representative). This means you would have to provide us with proof of address, identification like your passport or drivers license, to verify that you are, who you say you are.

E.I.V.

Electronic Identification Verification

To simplify the process and so that we're not adding yet another layer of paperwork to the selling process, we've signed up to an E.I.V. app that is Department of Internal Affairs approved. What this means for you is that we will simply send you a link and once you've correctly filled out the basic information, you push send and it does the the hard work for us. 2 minutes instead of 2 days.

The REINZ have put together a short video to share with vendors. Here's the link for your convenience. <https://www.reinz.co.nz/news-item-30-january>

And if you want to get to the real nitty-gritty, here's another link from the department of justice: <https://www.justice.govt.nz/justice-sector-policy/key-initiatives/aml-cft/info-for-businesses/real-estate-agents/>

Our website also provides these links plus some additional information.

On the sitemap at the bottom of every page of our website, you'll see it here.

SITMAP

PROPERTY LISTINGS

For Sale
Sold

RENTALS

Tenants
Owner Portal

PROJECTS

ABOUT

Contact us
Job opportunities
Offshore & OJD
Anti-money Laundering - AML
Useful Links

EMERGENCIES

LATEST NEWS

CONTACT

Phone: (+64 9) 303 4926
Fax: (+64 9) 303 4571
Level 8 - AIG Building
41 Shortland Street
Auckland Central, Auckland 1010
admin@charta.co.nz

SITE SEARCH



CHARTA
PROPERTY GROUP

For those of you who are interested in the current state of the property market, you can find a press release document from the **REINZ received February 2019**. It gives you Nationwide stats and information regarding sales, median prices etc.

[HERE](#)

Healthy Homes Legislation HEATERS, EXTRACTOR FANS etc.

The Healthy Homes Legislation that was introduced a couple of years ago has had yet another amendment. This time it is around providing heating and extractor fans, plus a number of other requirements.

You may have read this article in the NZ Herald last year:

https://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=12062093

They are still sorting out the finer details, but expect compliance by July 2021. Charta will take an active role in assisting owners with this by keeping you informed with updates and any cost savings that come our way.

We have a document that gives you some clarity around the details and some very useful links, [here](#).



Goodluck Sunbera!

One of our most experienced and treasured Property Managers, Sunbera Mohsin, has decided to move on and pursue other avenues. She had her final day on the 8th of March after being with the company for over 7 years. Sunbera will be missed, not only by her work mates but by quite a number of our customers and clients too. To reassure those of you that dealt with Sunbera on a regular basis, we promise to do our best to continue to give you the friendly and helpful service you are used to, Roseanne will be taking care of the majority of Sunbera's tasks until we find a suitable replacement.



Increase the Rent on your property!

Next time your property comes up for re-tenanting why not consider giving it a bit of a freshen up. It's amazing the difference a mini renovation can do. A small shuzz can add another \$50 or more to the rent per week! Tenants tend to care more about a property that looks and feels fresh too; we get more quality applicants and they also tend to stay longer.

We have a great contact that can do a quick turn around (about 3 days), re-paint and re-carpet for a very reasonable price. [Click here](#) to enquire.

And on that subject, it can make a huge difference to the price you can expect if you are putting your property on the market too! Give Howard a quick call 021 973 389 or email howard@charta.co.nz, ask about a **free CMA** and at the same time find out about the mini-reno costs.

His knowledge of the properties we manage goes back over a decade so you know you'll get an honest and very accurate assessment. And, our advertising and marketing has been fine tuned so it costs you less; in fact we **often don't charge for the basic marketing costs**. Seriously worth considering!

Online offer 5.95% Property Management

You may have noticed that we are currently running a campaign where new property management contracts pay a low 5.95% fee (T&Cs apply).

You can also get in on this deal by simply bringing any other properties you have, to us. Just mention the offer and you'll get that deal too. If you bring us more than one, we're totally happy to do a little negotiating with you ...

[CLICK HERE](#)

BUT WAIT! THERE'S MORE

We offer referral fees to all of our clients!

Refer one of your friends and BOTH of you WIN!

On sign up, they can choose to get 6 months free Property Management OR 5.95% fees - AND you get a referral fee!

[Click here to contact us for details.](#)

PROPERTY INSURANCE

Because we are very aware of the costs of owning an investment property, we do our best to source good contractors who do excellent work at a reasonable price. Where possible we partner with other companies to bring you great savings and other opportunities.

On our website you will find some of these partners under Useful Links.

We've been dealing with [Aurora Insurance](#) recently and if you are considering updating your personal or property insurance requirements or in fact any insurance we're happy to put you in touch with [Dane](#) and he will give you a **FREE** personal insurance consultation. [CLICK HERE](#)

Copyright © 2019 Charta Property Group, All rights reserved.

Licensed under the REAA 2008

Our mailing address is:

admin@charta.co.nz

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#)

