

New Zealand Property

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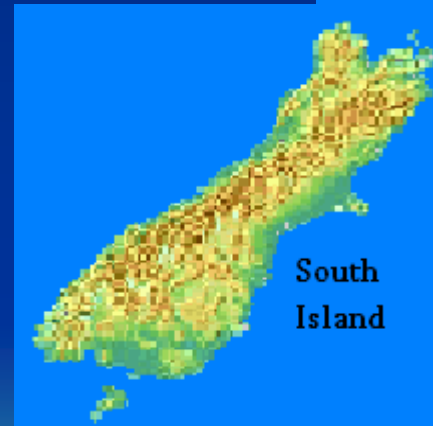
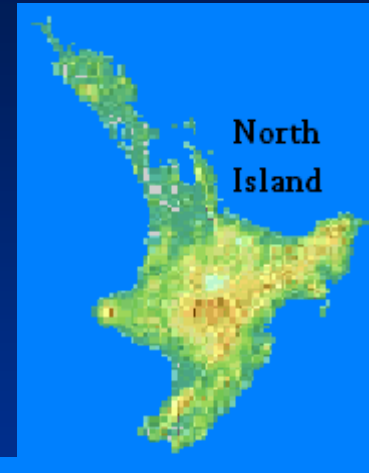


Please Excuse Me

- I gave blood today – so if I pass out while talking throw some water on me
- Hands up who gives blood regularly
 - Did you know that only 3% of the Australian population give blood on a regular basis
 - 97% of the population will need a blood transfusion at some time in their life
- If you don't already – call 13 14 95



New Zealand



Why New Zealand Property?

- No Capital Gains Tax
- No Stamp Duty
- Great Rental Returns
- Strong Capital Growth
- Good Net Immigration Growth
- A Robust & Diversified Economy

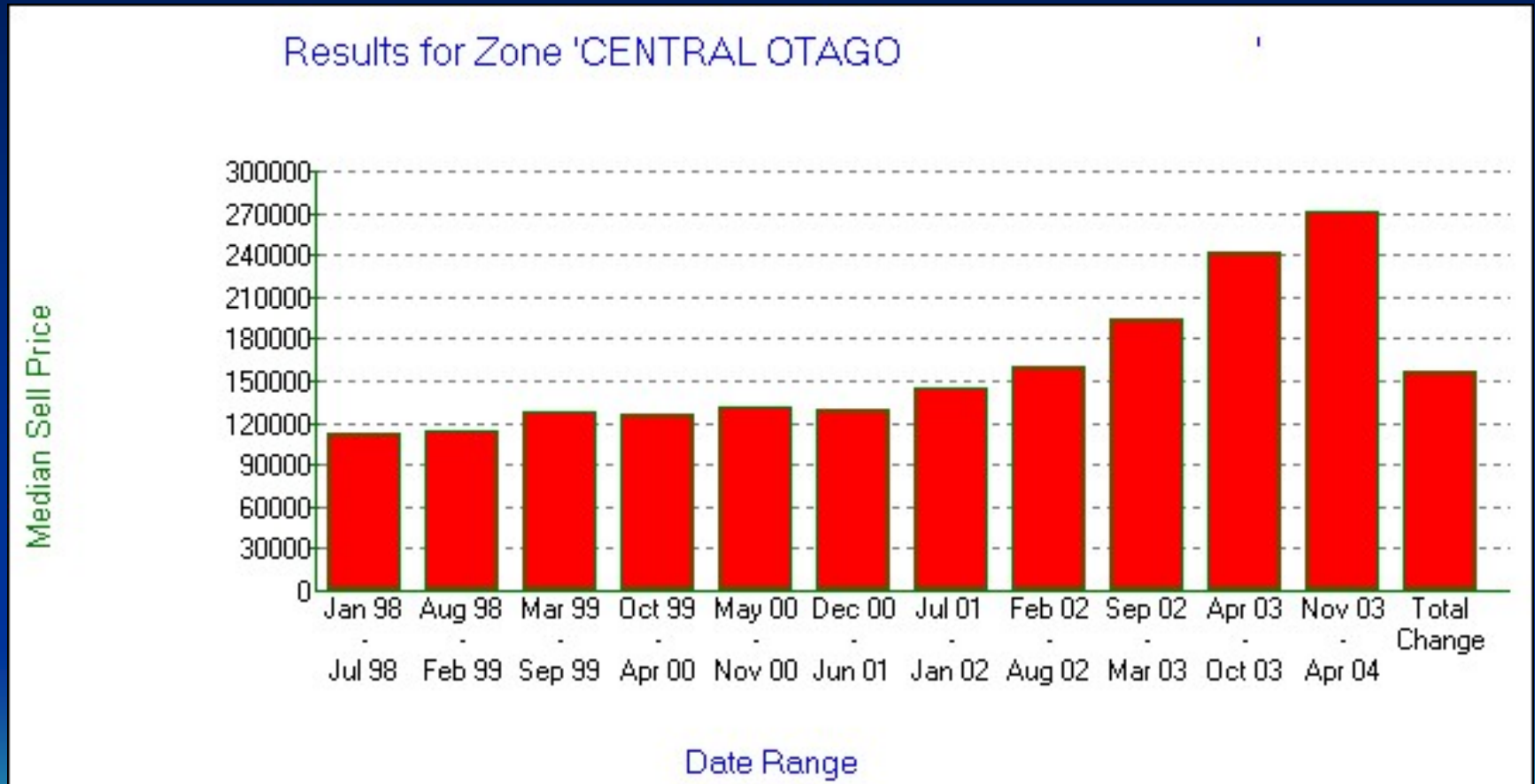


An Example

- In 1994 a property in Wanaka was brought
- It was worth \$220,000
- That same property is now worth in excess of \$600,000 – currently unencumbered
- It is currently rented out for only 4 months pa
- These four months gross \$14,000 in rental

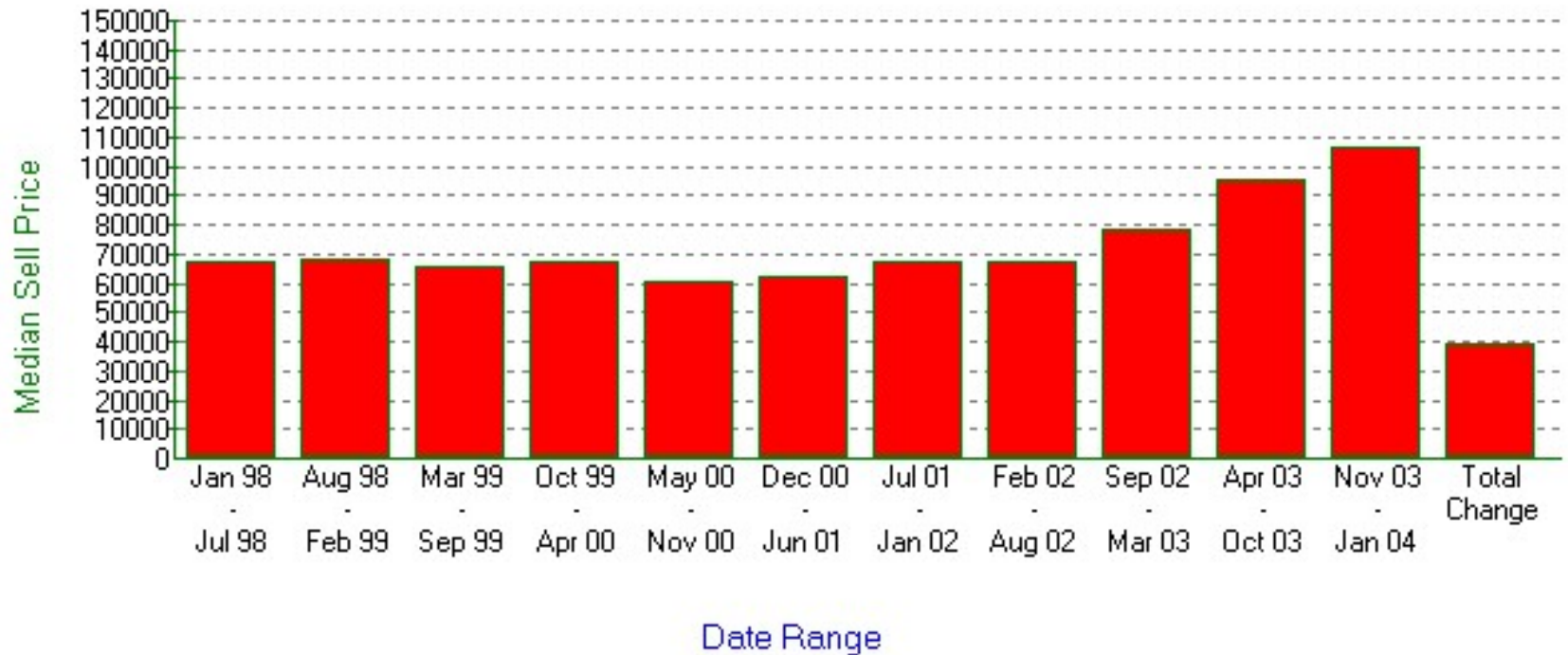


Wanaka – Central Otago



In The Press

Results for Zone 'INVERCARGILL'



The Auckland Region

- This region of New Zealand is unique, even in the world sense. Why?
 - Population 1.3 million
 - Increasing by 3.1% p.a
 - Over 30% of NZ's population lives there
 - It has one of the lowest population density's in the world
 - The transport infrastructure is very poor

From a presentation put together by David Lindsay, Auckland Regional Council

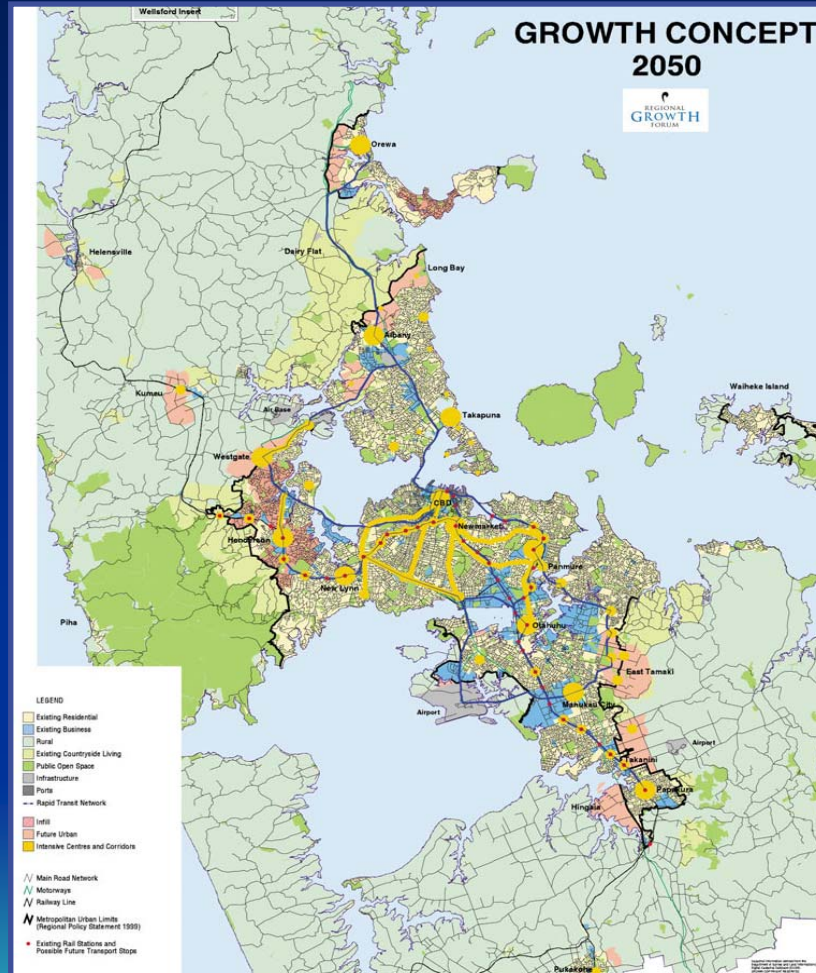


The Auckland Region

- You might be surprised by the type of developments that are currently being built, the size and returns they can deliver
- Most are of a boutique nature and the size of many of the apartments would be half as big as many that I have seen on the eastern seaboard of Australia



The Auckland Region



Finance in New Zealand

- The maximum LVR for an offshore borrower without LMI is 80%.
- With LMI is 90%, but it is on a case by case basis.
- The lenders expect the property to be very close to self funding. A 9% yield should see you go close.



Finance in New Zealand

- For full doc loans
 - Copies of ID – preferable 2 IDs one being passport showing photo, Aussie residency and signature. One copy should be certified by their bank.
 - NZ Privacy declaration
 - Last 6 months bank transactional statements
 - Last 12 months loan statements



Interested? How Can I Help?

- I have relationships in place with key people within the 4 top real estate franchises
- I can recommend the services of one of New Zealand's top mortgage brokers, who is able to arrange finance anywhere in NZ
- I know a great lawyer, he also happens to be my dad



Interested? How Can I Help?

- Rental Information
 - Not much is available on the internet, so I have subscribed to a monthly publication – happy to lend to people who are interested
- Off the plan - Apartments in Auckland
 - I have a relationship in place with a company that operates in Australia, that has sourced some great property over there



New Zealand Property Websites

- www.propertystuff.co.nz

A little less professional than the one detailed below – don't expect too much from the rental section

- www.realenz.co.nz

Run by the Real Estate Institute of New Zealand – an informative site which also has advise for overseas investors



Getting Side Tracked

- www.skype.com
 - Free international telephone calls through your computer (register, download, buy headset and mic)
- www.tutor2u.net
 - Some off the best free advice on the internet for starting up a new business, from finance & accounting, through to marketing



Questions

If you have any questions, please feel free to grab a business card, and give me a call, or drop me an email.

I'll try to get back to you as quickly as I can.

Thanks for your time.

