

# BARLOW JUSTICE LIMITED

REGISTERED VALUERS AND PROFESSIONAL PROPERTY ANALYSTS

*Helping People with Property*

## Barlow Justice Newsletter 5 October 2010

Hello

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### John Wilson Drive to Reopen

Yesterday saw Dunedin City councillors vote unanimously to reopen John Wilson Dr to vehicles. The plan to reopen John Wilson Dr will only go ahead, however, after a shared pathway for pedestrians and cyclists is built next year. In the meantime the council plan to improve parking and turning options the length of the road. As well as these, the council also intends to install a safety barrier and communication device at the Lawyers Head lookout. *ODT 05/10/10*

Are you planning improvements in and around your property? Give us a call on 477-6603 to get advice on what is best to improve the value of your property.

### One Day Boost for the Retail Sector

Although September 30 was seen as a dark day for many, as the imminent rise in GST was contemplated, retailers saw a huge boost in sales numbers. Many economists had predicted that it may occur and in fact it did, shoppers flocked to the stores to take advantage of the last day of GST at 12.5%.

Not only did retail stores look busy on September 30 but the stats were there to back it up with eftpos transactions up \$1.8m from the same day in 2009. The big winners from the last minute rush were hardware suppliers, building supply merchants and electronics stores. Petrol stations and supermarkets also saw a noticeable last minute rush. *ODT 05/10/10*

### The Leasing Checklist

If you are looking to lease your building it is important that your building appeals to any prospective tenants. Here is a checklist of things tenants look for when leasing premises. By being aware of this list, and improving your building in a way that complements tenants needs, you will attract a higher standard of tenant and ultimately a higher rent.

- Does the property have lift access?

## 5 October 2010

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Radio Otago House,  
Level 8  
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Dunedin

- Does the space have good amounts of natural light?
- Is the space serviced by air-conditioning?
- What is the condition of the carpet?
- Do the windows leak air or water?
- Are the staff room and bathroom facilities of a modern standard?
- Does the space and the building have both entrance appeal and street appeal?
- Who cleans what?

For more info on these and many other factors that can improve the leasing potential of your building give us a call on 03 477-6603.

### **Municipal Chambers Well on their Way**

As many have noticed the renovation of Dunedin's Municipal Chambers has definitely begun with large fencing now placed outside the historic old building. Internally the chambers are a mass of broken bricks and smashed concrete. Work on the building began in July and is said to be on schedule, due to be completed in March 2011.

The renovation of the Municipal Chambers is being carried out by local firm Amalgamated Builders Ltd and the site is a hive of activity. The building is currently without walls, ceilings, or floor coverings, simply replaced by the buzz of a busy construction site. Not only is the building being cosmetically renovated in the process of the build, new steel beams will be installed to bring the building up to a modern earthquake resistant standard. *ODT 02/10/10*

The renovation of any property can be a big deal. To ensure you are making the right changes that will increase the value of your property give us a call on 03 477-6603

### **Pub Sign Unveiled**

The famous Dunstan Hotel can now have its name back. After being ordered to be covered in May the Dunstan Hotel's sign can be shown off once again. After the sign was installed it was ordered covered by the Central Otago District Council. The order came after the proprietors of the local hotel had failed to gain resource consent to erect a sign in a heritage precinct.

The main problem with the sign was the blue shading used as a background was not seen to be in fitting with the heritage precinct. A decision was made to change the colour to charcoal so that the sign would not detract from the heritage values of the Clyde precinct. *ODT 02/10/10*

Are you concerned your next project may need resource consent? Give us a call for advice on how the Resource Management Act may affect your next property project.

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**BETTER INFORMATION, BETTER DECISIONS**

