

January - February 2012 Issue

studio news

Urban Studio
PROPERTIES LIMITED

NEW PREMISES - 355 DEVON STREET EAST, NEW PLYMOUTH

Well... we have officially moved into our new premises and have settled in nicely. We have started erecting signage and have painted portions of the exterior in our special 'Urban Blue'. We just love it here with the extra space and bigger car park. If you haven't already popped in for a look, please feel free to at any stage. We'd love to see you and show you around.



WELCOMING DELWYN MCCURDY TO OUR TEAM...

We would like to welcome Delwyn McCurdy on board. Successfully selling and facilitating new home building projects for the last few years, Delwyn is now currently completing her REAL ITO papers and will soon be a certified real estate sales person. We are very fortunate and thrilled to have such a genuine, focused and dedicated consultant join our team.



Office: 759 0028 | urbanstudio.co.nz
355 Devon Street East, New Plymouth 4312



Friday 17th February we popped into ABC Educare with some water-proof aprons for the children. We had a blast playing cricket, being introduced to the turtle and meeting the teachers of the Middle House. The children seemed really excited with the aprons which we donated.

Don't forget - you can help raise funds for furthering the education of these young minds too! If you are an employee or a family who attends ABC Educare, we will donate \$100 for the sale of your property towards equipment for ABC Educare. We have already made a number of monetary contributions, along with the purchase of some fantastic climbing equipment for the Little House.

Give us a call today for more details.



NEW YEAR NEW HOUSE

As the New Year gets under way after the festivities of Christmas, more people decide to buy and sell property than at any other time of the year. What does this mean for home owners?

For those who have been using the leisure afforded by Christmas and New Year to try and reach a decision about their future home ownership plans, it's worth capitalising on the larger numbers of buyers in the market by putting their homes on the market. After all, the extra daylight hours of summer are convenient for buyers, enabling them to carry out inspections after work finishes in the early evening, rather than confining their inspections to the weekend when they are busy with children's sport and social activities. More choice of inspection times means more people through in a shorter time frame, with the potential for a quicker sale.

And of course, when buyer numbers are high, competition for available property increases, often resulting in higher prices for those selling.

UPDATE YOUR BENCH TOP THIS SUMMER

Nothing freshens your kitchen more than a new kitchen bench top. Whether you are selling your home or simply want to get rid of a bad colour or wear and tear such as burns and marks, summer is a good time to get onto it while the days are long and you can picnic in the garden or on the deck while it's being done. The following suggestions will help you get it right.

If you are unsure about colours, it is a good idea to take your cue from the orange and lime green disasters of the 70's that we all know dated very fast and remember that neutral colours will always date less.

Granite has been the most popular bench top choice for those that can afford it over the last few years, but its shiny surface is already becoming less fashionable, and it makes a makeover more labour intensive (therefore expensive) as it is too thick to lay over existing benchtops.

These days many homeowners are using plastic and stone composite bench tops and there is a wide variety currently on the market. The look is natural although the product is still quite expensive. While these particular materials may look great, they generally have limitations when compared to imported marbles of similar cost range, so check out their particular qualities carefully. Some of these products are known to stain; some cannot have hot pots and pans placed directly on them. Stainless steel, granite and Formica-type bench tops are all cheaper and may be a little more functional and relaxed to use.

Another way to obtain a natural look – and one that can add character over many years of use – is to use a naturally oiled timber bench top which can also be used as a cutting board.

HAVE YOU MADE A WILL YET?

Many of us have New Years' resolutions in place to take care of activities or chores which we have been putting off. If making a will has ever figured in your 'To-Do' agenda and didn't make it to this year's New Year's Resolution list, think again. We all hope that the need for such a document is a long way off. And it usually is! But the unthinkable happens and should be planned for; many people would rush out to make a will if they knew what happened to their assets in the absence of one.

Unless you have made a will, the most likely beneficiaries of your estate at the time of your death will be the legal profession and the government.

If an individual's intentions about the distribution of assets after his or her death are unclear or non-existent, they are open to claims from any party who feels they have an interest. Conflicting claims can result in expensive legal fees that deplete the estate.

Even a hand written will is a legal document, but it must be signed by the person making the will and by two preferably independent witnesses. It is safer to use a lawyer to prepare your will and never try to change your existing will by writing on it or making any other alterations to it without professional assistance.

You can alter your will in one of two ways: you can either make a new will which will revoke the old one or you can have a change or addition prepared as a codicil to your existing will which must be signed and witnessed in the same way as a will.

Most wills require an executor – the person (or trustee organisation) named in the will as responsible for the administration of the estate until the final distribution of assets is made to the beneficiaries. Duties include locating the will, applying to the Supreme Court for a Grant of Probate, lodging taxation returns, advising beneficiaries, collecting assets, keeping proper records, paying debts and distributing the assets according to the terms of the will.

Many people appoint family and friends to the role of executor. Being an executor or a trustee is a demanding job. It requires a good understanding of legal, accounting and taxation requirements. Appointing family or friends can often be awkward, difficult and time-consuming for the person appointed. As executor, the person is financially liable for any mistakes in his or her administration. By appointing a professional you remove this burden from family and friends.

Married couples should remember that separation does not revoke a will. If you separate, make sure you update your will unless you wish your separated spouse to continue as beneficiary.

In fact, as your life moves from stage to stage, you should consider making a new will or adding to your existing will. The birth of children, the purchase or sale of property, retirement, death of a beneficiary, marriage, separation, divorce and remarriage are times when you should consider whether your existing will still reflects your wishes. Many experts recommend that it is even worth updating your will annually to cover the acquisition of assets or liabilities.



AMERICARINA

CELEBRATING USA CULTURE

CARS ON DISPLAY

Wednesday 22nd February:

12:30pm – 3:30pm

4:00pm – 7:00pm

Waitara CBD

Inglewood CBD

Thursday 23rd February:

11:00am – 2:30pm

Opunake Beach

Friday 24th February:

10:00am – 12:00 noon

12:30pm – 2:30pm

2:45pm – 5:00pm

5:45pm

6:00pm – 9:30pm

Stratford CBD

Hawera CBD

TSB Hub Hawera

Mangorei Road Cruise

New Plymouth Main Street Cruise

Saturday 25th February:

10:00am – 4:00pm

New Plymouth Racecourse

Country Fair Day

Cars on Static display



Watch out for Vicky and her Mustang in the display line-up!