

Lifestyle & Rural Property Focus.

Rural Update Summer/Autumn 2019

The latest Real Estate Industry New Zealand (REINZ) rural sales figures indicate that there have been good levels of farm sales across the country in the last three months (Dec 18-Feb 19).

It is apparent that the main activity is in grazing and run-off blocks and there are not many large full farm sales occurring. Principally this is because the banking sector has tightened up on lending in line with the Australian bank policy and the Reserve Bank. Consequently, we now have a situation throughout New Zealand where true large farm sales are slowing because the banks won't lend unless the deal has strong equity levels or they are swapping farmers, and their position is not impacted. This means large farm sales are a bit slower, and any expansion is happening with the sale or acquisition of smaller grazing or run off blocks. Hence, we are still seeing good activity in the latter areas.

From Harcourts rural reporting, we can see that overall rural listings have increased in February 2019 by 13% nationally on January 2019 figures, while stock levels have remained static. This will be due in large to the increased number of properties available through general agency arrangements around the country rather than a lack of activity on the part of Harcourts.

The recent announcements by the Tax Working Group recommending a capital gains tax to Government has had mixed reactions from the public, although we will need to wait until the release of the working group's initial proposals in late April to hear final outcomes. Harcourts has informed our team about the debate and have a plan in place to enable the team to stay across further developments and potential changes to legislation which may be recommended in this area.



Harcourts Rural

Harcourts is the leading company nationally for rural listings. This shows real credibility in using our team of Lifestyle and Rural experts to help you buy or sell your next property.

Harcourts Foundation offers support following Tasman bush fires



Thankfully, the Tasman bush fires are now contained, but reports of the full impact of the natural disaster are yet to be completed. In response, the Harcourts Foundation has stepped up and made a donation to help those in affected areas.

Business Owner of Harcourts Nelson Chris Harvey says, “even though the fires have been controlled, it will still be some weeks until we understand the full extent of the damage in the area, but it is certain the effects will be far-reaching. There was injury sustained by a helicopter pilot working on the blaze and there has been a lot of reported stock loss which will be devastating to farmers in the area. It will undoubtedly take the area some months to bounce back.”

He continued, “we are working closely with the local authorities and civil defence to keep people informed and will be working with the Harcourts Foundation to find the most suitable charities and community groups for the \$10,000 which has been allocated to this area.”



Harcourts
Foundation

Emma Revell, Harcourts Foundation Ambassador says, “the main focus of Harcourts Foundation is to give back to our community and so when an area is in need, especially after a disaster such as these fires, Harcourts Foundation ensure we are first to put our hands up with some much-needed funding for those who are most affected.”