

# the nuview

*Advising your future, 2017*

## GREETINGS TO OUR CLIENTS AND READERS

The year is rapidly coming to its conclusion. We had started to write this letter in August, got waylaid and then thought best to wait until the election was behind us.

The election has come and gone, and we have a new government. Much has been written and said about the fact that a party with 7% of the vote can determine the outcome. However, that is the system and now we have the three-party coalition. You may have noticed that the markets were steady leading into the election and only waived in the period from when the final results came in and when the new government was formed. The markets do not like uncertainty.

Once the government was formed then its policies and actions will influence the markets. In the short term the changes made will have negligible effect, down the track it may be a different story. It is a good reason to justify why we use a diversified approach to the investing.

The temperatures between Kim Jung-un and Donald Trump continue to rise. It is to be hoped that diplomatic measures will win out before the need for war.

Our portfolios are positioned to withstand the negative impact of hostilities. There are articles on our website [www.nuviewwealth.co.nz](http://www.nuviewwealth.co.nz) and [www.nzfund.co.nz](http://www.nzfund.co.nz) dealing with our strategies.



MERRY CHRISTMAS  
and Happy New Year

## ONLINE APPLICATION

Earlier this year NZ Funds launched a tool to enable our clients to see their portfolios on their own devices. For those who have not signed in, yet we repeat the process to access the tool.

If you visit [www.nzfunds.co.nz](http://www.nzfunds.co.nz) and click on the Log In button, you will see a tab mynzfunds. Register with this and you will be given access to see your balances online. The setup may take a day or so as NZ Funds verifies your credentials. This is simply a security measure to ensure that they are giving access to the correct clients.

## TAX TIME

**Jo is appreciative of all who have sent in their tax forms to date. She is busy getting the returns completed. If you have yet to pass in your forms, please do so as soon as possible.**

Once they are here Jo can plan the returns more efficiently around her other work. As you know Jo now works from Wellington and she and her family have recently moved into their own home in Johnsonville after twelve months of looking for a suitable location.

Nuview covers the Manawatu, Hawkes Bay, Dannevirke, Wairarapa, and Whanganui. We have our Palmerston North office and one in Masterton. The latter is generally open on a Tuesday with Ken in residence. We have a permanent presence in the Hawkes Bay through our adviser Murray Ward. Murray works from home. He either visits clients in their homes or in local cafes. David and Ken regularly travel to both Dannevirke and Whanganui to visit clients. The system works well for all concerned and really helps in our goal to put our clients first.

The use of the computer and all that entails is becoming more prevalent these days however nothing beats a face to face meeting with real people in our view.

## HERITAGE TRUSTEE CO LIMITED

We introduced the Heritage system to our clients back in 1998. Since that time the ownership has changed a couple of times. Three years ago, the company was purchased by Edward Russell. Edward has had a career in the trust area.

Since taking over the ownership Edward has set about building the company and its services. The first step is to get a Supervisor's Licence from the Financial Markets Authority which will enable Heritage to widen the services they supply. The next step is the appointment of an independent board of directors to run the company and the third to secure sufficient capital to put the plans in place. Each of these steps hinge on the other for Edward's plans to be successful. We are happy to say this should happen later this month. Edward will advise the details to all clients who have a Heritage Trust. Of course, you can check them out on the Companies Office website as well.

## ETHICAL INVESTMENTS

**We recently attended a Conference held by Investment Manager NZ Funds.**

At this Conference ISS-Ethix talked about the Socially Responsible Investment process NZ Funds uses. This process utilises the services of ISS-Ethix to track a company's adherence to international standards on environmental protection, human rights, labour standards and anti-corruption measures. This group also identifies companies that produce banned munitions or nuclear related activities. In short, if ISS Ethix "red-flag" a company for breaching these standards then NZ Funds will promptly divest of that company.

In our view this policy captures the most commonly held socially responsible investing views of New Zealanders. In short, we have tried to maintain a fair balance between investing with a conscience and generating satisfactory returns for our clients.



## FACEBOOK

**We have set up a Face Book page for the business. Search for Nuview Wealth Solutions Face Book page and please "LIKE" what you see.**

This is a new experience for us and we will endeavour to keep the page full of up to date news. We would also appreciate you sharing the page with your friends.

As a Christmas treat we are offering \$200.00 gift vouchers to two lucky people who "Like" our page. The draw will be made on Friday 15th December.



## BUILDING COSTS AND INSURANCE

The following is an article provided by Lawson Valuation in Hawkes Bay. The advice is appropriate no matter where you reside:

For any property owner, it is important to have the property adequately insured so that in the event of a disaster, the owner can restore or replace the asset as soon as possible, as a place to live, or if it is an investment property, to continue to provide a rental income stream. For total peace of mind, the cover should be for Total Sum Insured which includes the replacement cost, estimated demolition cost and inflation provisions for all the structural improvements on the property.

In Hawkes Bay and following a quiet period in the residential construction sector, building costs over the last 12 months or so have increased at a rate significantly above the Consumer Price Index (CPI) and Reserve Bank inflation target of 0-3%. This has been primarily due to:

- A skilled labour shortage.
- New health and safety standards in the Health and Safety at Work Act 2015 (HSWA) which came into effect on 4 April 2016.
- Increasing material costs.
- Increasing builder profit margin requirements following an extended period of low profit margins during the quiet period.
- Constantly evolving and changing building standards.
- Improving and changing building technology in materials and fitting.

A standard 3-4-bedroom house with double garage attached is now costing near \$345,000. This cost will vary significantly depending on such factors as floor area, quality of materials and fittings, complexity of design, location in relation to labour and material supplies and land contour.

It is estimated that the new health and safety requirements under the HSWA have added \$10,000 plus per job to the cost of building a house, again depending on the dwelling size and complexity of design etc.

At Lawson Valuation Ltd we provide Insurance Valuation reports following a full inspection of the property and its structural improvements. These detailed reports include the Total Sum Insured value and an indemnity (replacement cost less depreciation) value. These are accurate assessments based on current building costs obtained from local building companies and various current publications. The report also includes a full description of the structural buildings and improvements on the land, reference to the zoning of the property, its legal description and comments on any hazards affecting the property such as proximity to fault lines and susceptibility to liquefaction.

This Insurance Valuation Report will save the owner money by ensuring they are not paying too much on their premium and give total peace of mind knowing the property is not under insured.

So, for a no obligation discussion with a property expert, call Lawson Valuation Ltd (06) 870-9857.

## GRANDCHILDREN

David and Glenda welcomed the birth of their 7th grandson and FIRST granddaughter at the end of August.

They are the 3rd and fourth children for their daughter and son in law in Prebbleton. The family is four under five.



## CHRISTMAS CAKE

Once again Glenda has been working well in the kitchen, (and the garden, the laundry and her day job).

We will have Christmas Cake available when you come to see us during December.

## HOLIDAYS

The office will close on Friday 22nd December and reopen on Monday 15th January 2018.

## CONTACT US

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