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May 2016

Autumn is here and the Island is starting to quieten down as we prepare for the colder months..

The grapes are in and the island has completed another vintage. In a few years' time all the questions about whether or not the large doses of rain we received at the end of the season have affected the normally delicious outcome, will be answered.

We wish all our local winemakers great success with the 2016 harvest and we hope that the grapes that you have carefully tended to for 11 months of the year were not affected by the last few weeks. We look forward to finding out for ourselves around 2019!

Rodents on the Island

As our temperatures start to drop and our winemakers turn their attention to the olive harvest, we are reminded that not all of the things that come with a cool change are welcome. Once again, due to good breeding conditions, we are experiencing an increase in the number of rodents running around our island causing damage to our homes and our native wildlife. If you are currently having issues with increased numbers of rats and mice around your home, this excerpt from the Waiheke Marketplace in May 2013 (another year that saw the 'perfect storm' for rodent breeding conditions), will hopefully help you to fight back!

"There are two effective ways to control rodents. One is trapping, which is time consuming and messy to deal with corpses and only effective with on-going trapping. The other is bait stations.

All baits work on the same principle. The rodent bait weakens them over a period of days until they pass into unconsciousness, hopefully in their burrow, and not your airing cupboard.

Where to get bait: Pestoff Rodent Blocks are available from Waiheke Hire or the Forest & Bird stall at the Ostend market - these are an extruded chocolate flavoured, blue block baits containing 0.02g/kg brodifacoum. You can also get rat bait in Placemakers and Countdown.

What to do with the bait: The bait needs to be anchored down in an area where the rodents are present - you'll need to follow the clues of dropping or smell or sightings.

Keep it out of the way of children and pets to be on the safe side.

You can anchor the bait by threading it onto a length of wire bent over each end of a piece of a 300mm (1-inch) plastic pipe or draincoil. This is the cheap way of doing it and it's very effective.

Where to put the bait station: Outside is best and works really well for rats. You only need one bait station for a quarter-acre section to control rat numbers.

For mice you'll need a few bait stations in the house too. One per infested room ideally because mice have very small territories.

If every property on Waiheke had one bait station we would be rat-free in residential areas and mice would be much reduced. We would see a great increase in bird life."

- Waiheke Marketplace, May 2013

For more information about new national legislation that is being introduced with regards to pest control, [click here](#).

For those of you that don't want to have anything to do with these furry critters yourself (and you are not alone), there are companies on the island like Paddikat Rat Baiting (paddikat@kinect.co.nz – 027 422 7774) that are only too willing to take care of the problem for you.

Latest News

As part of our role as property managers, it is our responsibility to advise our owners of any new legislation coming into effect that will affect their properties.

Not all of these new policies affect holiday rental owners, however as we are able to move our properties from holiday rental to long term rental, all changes need to be advised.

The following are some of the latest announcements from Housing Minister Nick Smith:

a) Compulsory smoke alarms by July 2016. The regulations will make landlords responsible for installing operational smoke alarms, with tenants responsible for replacing batteries and notifying landlords when there is a defect. This will come into effect from 1 July 2016.

The proposed standards require a minimum of one working smoke alarm in a hall or similar area, within 3m of each bedroom door.

b) All rental properties must be insulated by 1 July 2019. Exemptions apply to properties where it is physically impractical to retrofit insulation.

More information on the Residential Tenancies Act and details of what the new regulations mean for landlords,

tenants and building industry professionals are available at www.tenancy.govt.nz/warmdrysafer.

c) New powers to prosecute landlords for breaking tenancy regulations, particularly where there is risk to the health and safety of tenants.

Tenants will be able to take concerns to the Tenancy Tribunal without fear of retaliatory evictions.

And now for something lighter

We have been working hard for our current owners and it has showed through the number of referrals we have received from them to our newest owners.

If you or anyone that you know is looking for holiday rental property management, please email us for information at info@waihekeescapes.co.nz or visit our website www.waihekeescapes.co.nz

Click on the images below to view our latest properties;



Bella Seven



Hekerua Haven



55 on Queens



Sol Studio

A reminder..



Don't forget about our fabulous gift vouchers. These are great gifts to give friends and loved ones. Engagements, birthdays, anniversaries – whatever the occasion. You decide on an amount of your choice to go towards the lucky recipient's holiday accommodation and they get to choose where and when they spend it. Take advantage of the great Autumn/Winter accommodation rates and invite them to use it during our beautiful cooler months when they will get more 'bang for their buck' while enjoying gorgeous views in front of a cosy fireplace.

Visit our website to purchase one of these fabulous vouchers online <https://www.waihekeescapes.co.nz/gift-vouchers/>

See you at the beach!

The team at Waiheke Escapes

www.waihekeescapes.co.nz