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## Guest Speakers

### SHANE STOREY

Shane is an Accountant with a Massey University degree in Business Studies. The last 17 years as Managing Director of Storey and Associates Ltd, Accountants and Business Development Advisors situated at 234 Broadway Avenue, Palmerston North.

Shane is currently working on Business Development programs which grow and improve clients businesses. This includes property investors which Shane has a personal passion owning many rental properties himself.

His extensive research has led to some very interesting findings, which members will definitely find extremely interesting and may impact on future investing. These include:

*Demographics Can property market movements be more accurately predicted? Can you get ahead of the trend? If property demand drives supply, what drives demand? Birth rates? Can birth rate trends over the last 70 years be a property investment predictor for now and 50 years into the future? Can we use birth rate trends to predict... student rental numbers, rental demand, first home buyers, mortgage demand, interest rates, beach bach prices, granny flat demand? And his formula the 1:1.74 Ratio. What is the 1:1.74 ratio? How does this ratio affect house prices? Why is it that for every core job created demand is created for 1.74 houses? Why could Palmerston North house prices lift by 60% in two years?*



**Dont miss this meeting.**

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### DANIEL RYLAND

We also welcome Daniel Ryland a Massey University summer scholarship student, presenting his research on some key findings on: **Incentives and Barriers to affordable one and two bedroom properties in the city.** The focus has included exploring what are understood by property developers and investors to be the barriers and incentives to the development of such properties. The findings of this work, which involved nine interviews with a total of eleven individuals, will contribute to the Palmerston North City Council's Sectional Plan Review and the Residential Zone Review.

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**Wednesday 5th MARCH 7.30pm**

**Palmerston North Bridge Club**

**Corner Cook and Cuba Streets, Palmerston North**

Doors open from 7pm, supper provided.  
MPIA Members free

General Public and Visitors welcome - \$20 door charge.

For more information contact:  
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