

**NELSON PROPERTY INVESTORS ASSOCIATION**  
**AUGUST 2025 NEWSLETTER**  
**PO Box 198 Nelson**  
**NelsonPIA@xtra.co.nz**

Our sixth meeting of the year at the Honest Lawyer Point Road, Monaco is on Tuesday 26 August 7:30 pm preceded with the optional meal at 6 pm.

Adrian Laing at Nelson Alarms, will give a general overview of the services and systems that they install, including monitored fire alarms, security camera systems, electronic gates, etc.

After the introduction, he will focus his talk on fire alarm systems and the different options and maybe elaborate a bit more on security cameras before opening the floor up for questions. Alarms, gate and door openers, and cameras all accessible from your phone are the go to devices for the switched on property investor these days. We all need to be one step ahead of the competition and forces of evil in our world.

### **TIPS FROM THE USA**

I subscribe to a landlord newsletter from the states. They recently published a tip that some of you might like to add to your practice tool kit. Even if you do not physically drive by a prospective tenants existing rental looking at goggle street view can often tell you enough.

#### **LOVE THE DRIVE-BY**

The following is a screening recommendation that can save you thousands. If you do not take the time to do a two-minute interior home visit of prospective residents, at a minimum, at least do a drive-by inspection of their current home. Drive by inspections can provide a "sneak peek" of what is to come. One landlord shared what he saw when he drove by the address of a prospective resident. Here is some of what was discovered:

1. They (the applicants) claimed they had no animals but the front door was absolutely filthy--there were signs of a large dog, most likely a pit bull, clawing up the front door.
2. All the blinds were broken and hanging crooked in EVERY window.
3. The grass was unmowed (it's been dry here in my rental area for the last 5 days).

By at least taking time to do a drive-by inspection, the landlord most likely dodged a bullet that may have cost him thousands of dollars in possible future property damage and who knows how many headaches dealing with a problem resident who would not do proper upkeep of the property. And a resident who does not do proper upkeep of the property will most likely do other lease violations as well.

### **HOUSING IN NELSON / TASMAN IS A GROWTH INDUSTRY**

Hardly a day goes by without another article deploring the homeless living on the streets, in cars, substandard huts and sheds and in someone else's property. Many commentators blame this on greedy private landlords. Suggestions thrown at the wall say the answer to the problem can be solved by

passing more laws, punishing private landlords, employing more civil servants to provide government owned accommodation which are exempt from the laws private rentals must comply with. I keep a record of the number of vacancies advertised on Trademe for every region in New Zealand and compare those figures with the number of rental properties in those areas. I often swap and compare my data base with other researchers. Gathering housing statistics and seeing what is happening over the years is not easy because the question asked to gather this information seems to change slightly every census. Figures from the bond lodgements give a low false figure because many rentals do not have a lodged bond. This occurs because a number of landlords are exempt from having to lodge a bond, some fail to comply, service rentals do not collect bonds, and families and staff are exempt from the RTA law that calls for lodgement of bonds. So the figures about rentals I have managed to extract from various data bases are often challenged by others in our industry.

The number of dwellings sourced from the rates data base is reasonably accurate but motels and hotels that house people permanently are not counted by most councils as dwellings. Nelson / Tasman consent numbers fluctuate between 600 and 900 dwellings per year. Because about 30% of all dwellings are rentals (and that percentage continues to grow) that means about 200 to 300 more rentals are created every year in our area. Social housing in our area accounts for just under 10% of all rentals. This figure is diminishing every year despite the best efforts of central and local government / private community housing providers. This is surprising considering their tax exemption and local government assistance along with other advantages.

Figures provided by Infometrics via Nelson Regional Development Agency

Sector of landlord, Nelson-Tasman. Note these figure are for the 2023 year when the census was done so are already out of date.

|   | 2023   |            |
|---|--------|------------|
| Sector of landlord  | Level  | % of total |
| Private person, trust or business   | 8,871  | 89.2%      |
| Local authority or city council   | 117    | 1.2%       |
| Housing New Zealand Corporation   | 792    | 8.0%       |
| Iwi, hapū, or Māori land trust  | 39     | 0.4%       |
| Other community housing provider  | 84     | 0.8%       |
| Other state-owned corporation or state-owned enterprise, or government department or ministry | 48     | 0.5%       |
| Not elsewhere included  | 72     |            |
| Total stated  | 9,948  | 100.0%     |
| Total   | 10,020 |            |