

NELSON PROPERTY INVESTORS ASSOCIATION
NOVEMBER 2025 NEWSLETTER
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Our eighth meeting of the year at the Honest Lawyer Point Road, Monaco is on Tuesday 4th November 7:30 pm preceded with the optional meal at 6 pm.

Daryl Fisher from Hamilton is flying down to share his passion with us. I met him many years ago when he was our National President. He is a seasoned property investor having survived and thrived the global financial crisis and Labour Government changes. With over 25 years of experience, he shares his expertise in seminars across New Zealand and is a life member of the Waikato Property Investors Association. He knows what a spade is called and knows how to use one.

**MEDIA PROPERTY COMMENTATORS SHOW THEIR
IGORNANCE.**

For some reason I keep reading news items about our industry and it is my opinion that what is written does not match with what I and most other landlords are experiencing in the market. Trademe and Real Estate.com are often quoted with repeated statements that rents are falling. Landlords are slashing rents and offering giveaways of free rent and vouchers to attract good tenants. Claims of landlords selling to first home buyers are made all the time.

Well firstly approximately 30% of all dwellings are rentals so for that ratio of owner occupiers to rentals to change upwards or down one would need to see a significant difference in the ratio of the different classes of properties being traded. Obviously when a block of rental flats is traded that property transaction only shows up a sale of one property. Owner occupiers normally do not buy a block of flats to live in. Unless the block is being re developed the sale of a complex has little to no impact on tenant supply and demand.

So which data does one follow. Trademe has the bulk of the market and RealEstate.co appears to have about half of TM. There is some double up of listings on both. Most property management firms have their own web site and only use TM when getting a bit desperate. TM has a number of ghost listings in Nelson and perhaps other regions. These listings are repeatedly relisted for free inflating the advertised supply. Social media is making some impact but TM is still king. I have recorded TM listings for many years. It appears Auckland and Wellington have a significant over supply of advertised rentals but Christchurch and Otago have only slightly lower vacancy ratios. That is the number of advertised rentals divided by the number of rentals. So what do the figures look like. The total New Zealand figure reflect what is going on in the three big cities. I have noticed that internal migration of tenants means that there is some spreading of the demand. Like if people can not find affordable accommodation in their existing town some people will move to areas that have a good supply.

	1/09/2024	1/02/2025	1-May	1-Oct	14-Oct
NZ total	11944	12858	13973	13004	13101
Nelson / Tasman	115	105	197	141	113

So history is repeating itself. The vacancies for the whole of New Zealand hit a peak in the middle of this year and appear to now be settling slightly.

Nelson was high all through winter and once spring came, began rapidly decreasing by the day.

So what is causing this change in Nelson. Well studying more figures from Stats NZ indicates that the population growth in Nelson / Tasman has recovered to about 1000 per year which would need about 300 more dwellings to house them. But the number of new building consents has fallen through the floor particularly in Tasman. It is this rapid fall in the creation of new dwellings that is having an impact on the rental market. In years gone by in Nelson a desperate shortage of good rental stock has pushed some people to buy, perhaps earlier than they were planning. This upswing in sales had the inevitable increase in prices. The current intention of the banks / Government is to make it easier to for people to buy houses.

MORE TENANCY CHANGES

MBIE are changing the way they handle bonds. There is a big difference on how they record bonds in and out depending on those from Property Managers versus mum and pop landlords. All bond lodgements must now be either done by Property Management Software or on line. Bond lodgement forms and their associated signatures are no longer used. Bond refunds will be changed soon. No details have been released on how the tenant and landlord are to receive their money back. This will be tricky because they will have no way to ensure the tenant claiming the money is the rightful owner. Everyone is getting a new bond number and soon pet bonds will be upon us. A one off experience with lodgement of one of our new bonds tells me we are heading into uncharted territory. One bond was lodged and it slipped into a black hole. The money and details were done as instructed but have never been acknowledged. Landlords get fined if they do not lodge bonds within 23 working days. I have been waiting longer than that for an acknowledgement. With no bond lodgement forms required it is hard to get someone to fix the problem. They wanted a copy of the tenancy agreement and proof of payment. I have no idea what they will do with the tenancy agreement because there is nothing there to compare with anything. Our landlord identification number nor the property bond number is not put on tenancy agreements. I might be wrong but I get the feeling things are not as they used to be in Wellington. All the additional information has been provided but still not even an acknowledgement they received the new data.

I wrote an article about the confused Meth contamination standards in an earlier newsletter. I guess someone in Wellington has, after years of delay, sorted out science from fear and rhetoric. What I have read looks good and clear.

PROPERTY INVESTMENT “WHAT WORKS FOR YOU”

This seminar/discussion meeting is designed for new and intermediate investors, using properties that are on the market today. The main aim of this is to teach investors how to find properties worth looking at, find rents, how to work out yields, costs of repairs, checking it for healthy homes, council records, what real estate agents should know, what to put in contracts, investing rules, Boarding Houses-“What makes the work”. Every property investor is different. Find out what works for you and why.