

NELSON PROPERTY INVESTORS ASSOCIATION
APRIL 2026 NEWSLETTER
PO Box 198 Nelson
NelsonPIA@xtra.co.nz

Our second meeting of the year at the Honest Lawyer Point Road, Monaco is on Tuesday 14 April 7:30 pm preceded with the optional meal at 6 pm.

This month we are privileged to have Jackie Thomas-Teague from Wellington come and share her enthusiasm for being a good landlord and property manager. I have casually known Jackie for many years and she brings something special to the industry due to her motivation to convey good things about being a residential property investor and landlord. Here are a few words that Jackie has written.

Are you tired of being 'Public Enemy Number One?' Let's face it, landlords have a bad rap.

It's high time to address how we see ourselves, and how we are seen.

"Changing the Narrative" will give you food for thought, and fuel for change.

You'll laugh, you'll think, you'll take action.

Jackie is an experienced landlord and property manager known for being one of the best in the business. She'll share how she's leveraged her 'Rentskills Landlord of the Year' success into real action to build reputational gold, and how you can do the same to make the invisible great work we do available for all to see.

Nelson PIA is doing its best to promote our place in the Nelson market. A steady stream of hopeful marketers contact me to sell something. Readers need to be reminded that Nelson PIA is a not-for-profit incorporated society. We are independent and are not funded nor influenced by those who have a political or financial interest in influencing us. All landlords, property managers, and those involved in working in our industry are welcome to join or just follow us.

We have recently used the services of a graphic designer and a social media expert to upskill our presence. Keep your eyes on Facebook and perhaps YouTube.

HOW WILL THE CONFLICT IN THE MIDDLE EAST CHANGE OUR INDUSTRY

Being old enough to remember the Suez canal conflict, and multiple other Middle East conflicts and associated related oil shocks does not make me an expert on the subject. I am sure I have forgotten more than I can remember. The cost of filling up my Ute with diesel has gone from about \$100 to \$260 in a few weeks. I recall previous emergencies created car less days, encouragements to change fuel use from CNG to diesel, hybrid and fully electric. I think I might have been before my time moving to pedal power. Many people carpooled or used public transport. Crime of both fuel thefts and anger related shot through the roof. Central city or close to employment living became more attractive despite the best attempts of city planners and environmental officers to slow down the pace of change. Yes, I narrowly avoided punishment for pushing the limits, slipping people into shipping containers in industrial areas, jamming caravans in to back yards, and creating a few unlawful basement flats. Every spike in fuel price eventually abates but it never comes right back to where it was before. It takes decades for infrastructure and society to adapt to changes required. People must live somewhere. If the cost of commuting to work, school, or shops become unbearable then things can get out of hand. Someone needs to be blamed. The government both central and local is usually a good starting point. We have already seen a half hearted attempt by government to level the playing field by granting some lucky families a small handout. This is already creating howls of protest because it is not targeted enough. Why should some families with electric cars or those who live 100m from their school and shops get the same as those who live up a remote valley.

Pressure on politicians never abates but next it will be the turn of us landlords to receive our fair share of abuse who respond to the increased demand for close in rentals by adjusting rents to reflect the increased demand.

When such a large amount of money evaporates from the economy due to massive fuel price increases there will be more losers than winners. Businesses will fail, people will lose their income, mortgages will be defaulted and property prices will change. The general view is that property prices will drop but I think some might actually increase due to location or ability to house more heads on pillows.

When a critical thing like fuel goes through the roof at random intervals it is impossible to accurately predict construction costs. In times like this it is easy to have the cost of building new get out of control but worse still the rental income from the finished product might actually be lower than the forecasted returns that initially made to project look good on paper. I, like many of you, have experienced this problem with new builds in the past. It can sometimes take years of gradual rental inflation to turn the cash flow positive.

KEEP YOUR EYE ON RENT REVIEWS

I recently let one of my flats to a lovely elderly lady. Her rental had been sold and she was given the required 42 days notice to vacate due to sale. Her old rent was a \$120 a week less than my property. The rent on my property had not changed for over 3 years. She explained that she had lived in her rental for 15 years. Despite the sales prices not being as high as they had been a few years ago it was simply impossible for the old owner to hold onto her rental because the returns were so low. I can only applaud the generosity of the old owner but by keeping the rent so low for so long reality had overtaken the issue and the nice old tenant has now lost her home. Generally MSD will provide accommodation cost assistance to people on National Super but they do income and asset test those beneficiaries. Who knows what would have been the outcome if the old landlord had periodically reviewed the rent to market rates. Perhaps the old lady might have been able to live out the last of her days in a property she clearly cared for.