NPIA



Northland Property Investors Association Newsletter

MARCH 2016

This Month's Meeting: Wednesday 30th March 2016

Committee Meeting: 5:30pm

Event Starts:

7.00pm Mix' n Mingle

7:20pm Sponsor's Promotions

7.30pm Guest Speaker Presentation

Where:

Distinction Whangarei, (formerly known as Kingsgate Whangarei), in the **Hatea Room**, 9 Riverside Drive, Whangarei.

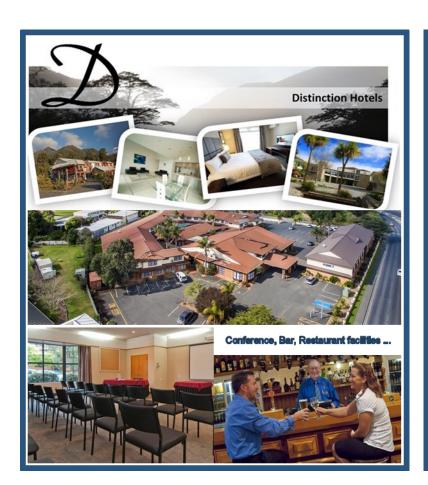
Free parking! Bar & restaurant (bookings essential).

MEMBERS NOW NEED TO BRING THEIR CURRENT NPIA MEM-BERSHIP CARDS TO IN-SERT IN THE PLASTIC NAME TAG HOLDERS!

NOTE: Monthly meetings are open to NPIA Members AND invited guests (2 free visits per guest sponsored by any NPIA member).

Email:

npiacontact@gmail.com

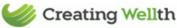


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 Psychology of Property Investment"
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 CEO Northland Chamber of Commerce
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This Month's Event





John Batty is a successful recording respect to investor. In the last decade he has personally been involved in over 40 property transactions in and around the wider Auckland area. His experience includes multiple renovations as well as flirtations with construction and minor development projects. John currently controls a modestly geared portfolio comprising a mix of land-based suburban properties and inner-city high-rise apartments. He originally trained as a chartered accountant and used this as a platform for an organisational consulting career spanning more than 20 years. In the early 2000's he went back to university and obtained postgraduate qualifications and accreditations in counselling and psychotherapy. He then turned his hand towards business and personal coaching and has worked with hundreds of executive leaders, business owners and property investors to help them achieve work and business success together with life harmony.

John is well qualified to talk about the conditions of both the head and heart that are necessary for sustainable, successful property investing.

Upcoming Events



Tony Collins CEO Northland Chamber of Commerce

"Our aim is o make doing business in Northland easier, more successful and to promote a vibrant and healthy business community."

Tony will give an outline of projected economic growth for Northland along with an update of the Commercial and Retail sectors.



TENANT WATCH

If you wish to check whether a tenant or prospective tenant is on this list, please contact the Secretary, Julie Gordon via our email: npi-acontact@gmail.com

If you have someone to add to this list, please email us at:

npiacontact@gmail.com with 'Tenant Watch' in the subject line.

Thanks to all of the contributors for helping to protect members from bad tenants.

Help us help you — tips for members!

If you or change your residential and/or email address, please advise us at the time so we can send our newsletter and NZ Property Investors Magazines to the correct address. We also need to know when you change your email address to ensure you can continue to login and access Members Only areas and resources on NZIPF and NPIA webpages, i.e. your current email address needs to match the NZPIF database one. Contact: npiacontact@gmail.com

NZPIF Media Releases... (Excerpts from 2nd - 7th March 2016)

FIGHTING RISING RENTS

Fighting your landlord's plans to raise the rent. Andrew's comments on behalf of landlords.

http://www.stuff.co.nz/business/money/77389995/Fighting-your-landlords-plans-to-raise-the-rent -2 March GOVERNMENTS INSULATION AND SMOKE ALARM POLICIES WILL SAVE LIVES

Housing Minister Nick Smith says 18 deaths a year will be prevented under Government's plans to make insulation compulsory in all rental properties. Another three lives will be saved each year from a further requirement for landlords to install smoke alarms, and \$12 million will be saved in hospital admissions, Dr Smith said. The minister revealed the figures in Parliament this afternoon under questioning by Green Party co-leader Metiria Turei.

http://www.nzherald.co.nz/nz/news/article.cfm?c_id=1&objectid=11598868_ - 2 March

SIGNS HOUSING MARKET COOLING

Data from QV reveals national house values were flat last month when compared with January when the average national value was at \$556,306. Prices in the Auckland region fell 0.4 percent, with the value sitting at \$925,656. The Auckland market has increased 17.8 percent year on year, but has decreased by 0.7 percent over the past three months. The fall in the country's biggest city follows tighter lending restrictions which came into force for investors late last year.

http://www.radionz.co.nz/news/business/297909/more-signs-house-prices-are-cooling - 2 March

HIGHER MORTGAGES MAY BE THE RESULT IF RESERVE BANK DOESN'T CUT RATES FURTHER THIS YEAR

Home owners could face higher mortgage payments if the Reserve Bank doesn't cut rates further this year. And if the official cash rate does fall bank deals are unlikely to go much lower, economists say. The problem for local banks is that volatile financial markets have pushed up credit risk, raising the cost of borrowing. New Zealand banks still rely on international funding for 25-30 per cent of the lending. Speaking on The Economy Hub video panel show, ANZ senior economist Sharon Zollner said NZ banks were having to pay more for overseas funding.

http://www.nzherald.co.nz/property/news/article.cfm?c id=8&objectid=11599632 - 4 March

CHILD POVERTY ACTION GROUP WANT WOF FOR ALL RENTAL PROPERTIES

Child Poverty Action Group is calling for this Government to rethink their rental housing strategy and instate mandatory a Warrant of Fitness (WoF) for all rental properties across New Zealand to save children's lives and lessen their illnesses. In June 2014 the Government reported on a trial Housing WoF with Housing New Zealand properties, and found only 4% met all standards. In July 2015 they backed down on a policy to enforce regulations for all rental houses to meet the same standards. Instead the Residential Tenancies Act Amendment Bill is a diluted version of the original plan: all rented properties must have a smoke alarm and be insulated by 2019, but there is no WoF to ensure compliance.

TAXATION ISSUES

Being a landlord can be taxing in more ways than one. The most common errors landlords make, says KPMG tax expert Ross McKinley, are to do with tax on capital gains. Last year as part of a plan to slow Auckland's property market, the Government changed the rules for property investors. The new law is that if the property is sold within two years, the tax on the gain has to be paid when you fill in your tax return, McKinley says. Accountants call this new rule the "bright line" test. It does not apply to the family home. Will the Inland Revenue Department crack down with this new tax test? McKinley says the IRD is on record saying it has dedicated some money to focusing on the property sector -- landlords and investors. Other points about tax relating to investment properties discussed in this article. http://www.nzherald.co.nz/business/news/article.cfm?c id=3&objectid=11600029 – 7 March

AVERAGE AUCKLAND ASKIN PRICE UP \$101.656

Data from realestate.co.nz shows the average asking price in the country's biggest city jumped 13.3 percent, or \$101,656, to \$866,080 in the year to February. The previous record was set in September last year. Realestate.co.nz chief executive Brendon Skipper said lower inventory levels were likely to have helped boost the Auckland price growth. http://www.radionz.co.nz/news/business/297981/average-auckland-asking-price-up-\$101,656 – 3 March

See also http://www.nzherald.co.nz/business/news/article.cfm?c id=3&objectid=11598700 – 2 March



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ANZ Property Focus"ZERO-SUM GAME"

SUMMARY

Our monthly Property Focus publication provides an independent appraisal of recent developments in the property market.

THE MONTH IN REVIEW

RBNZ Governor Wheeler acknowledged that a lower OCR may be needed over the coming year, though they look to be on hold for now. Offshore funding costs are on the rise. Despite ongoing strong net immigration and low interest rates, the Auckland property market remained in something of a hiatus, with prices down, volumes well below year-ago levels, and the median days to sell higher than the nationwide average for the fi rst time in nine years. But it's full steam ahead for other regions. Households continue to exhibit leveraging-style behaviour with borrowing outstripping income growth.

For the full report: http://www.anz.co.nz/commercial-institutional/economic-markets-research/property-focus/

If you are taking out a new loan with ANZ, don't forget to mention that you are taking up the NPIA - ANZ Partner Program Offer! NUMBER 200508 - YOU MUST ASK TO SEE MARK LOHENI OR KELVIN PYCROFT AND QUOTE THE ABOVE NUMBER & SHOW YOUR CURRENT NPIA MEMBERSHIP CARD OR YOU WILL NOT BE ELLIGIBLE FOR THE PACKAGE!

<u>PLEASE REMEMBER</u>: FOR EVERY MORTGAGE OUR MEMBERS SIGN UP WITH ANZ PARTNERS PRO-GRAMME (I.E. PUTS IT THROUGH THE ANZ MOBILE MANAGER) NOT ONLY WILL YOU MOST LIKELY BE ABLE TO GET A BETTER DISCOUNT DEAL THAN THE CURRENT OFFER OF 0.2% OFF THE STD INTEREST RATE, BUT THE ASSOCIATION ALSO EARNS *ANZ PARTNER'S REWARD CREDITS*, THE MORE CREDITS THE MORE WE CAN PURCHASE FOR THE RUNNING OF THE ASSOCIATION OR FOR PRIZES AT EVENTS ETC.

This month's *Useful links*

http://propertyplusnorthland.co.nz/ article library, latest issue and podcasts.

www.energise.co.nz Web design, Mobile Web Sites, SEO and Online Shops.

http://www.smconveyancing.co.nz/fees.htm Fixed Legal fees

http://www.propertytalk.com/forum/forum.php Excellent resource for Investors

https://www.facebook.com/photo.php?v=10152526137047088
Why Are Auckland house prices so high? Check APIA TV public postings on Facebook

https://mail.google.com/mail/ca/u/1/#inbox/148523b541e59da7 NZPIF latest media releases

http://www.anz.co.nz/commercial-institutional/economic-markets-research/property-focus/ for the latest ANZ Property Focus Report

http://www.nzpif.org.nz/contents/tags/406/political+reports Latest political REPORTS: http://www.nzpif.org.nz/news/view/56798



Residential Property Management Consultant

Scotney Craeg Williams L.L.B. 7 Jackson Crescent, Martins Bay RD 2, Warkworth 0982 09 4255969, 021831535 scotney@tenancypractice.co.nz Tenancy Practice Service offers members a free short phone call for advice should you need it: 0800 483 626

scotney@tenancypractice.co.nz

If you need advice the short consult is provided by the association as a member benefit.

TPS also have very effective debt collection which also free provided you have the right clause in your agreements whereby the tenant agrees to all pays debt collection costs relative to the tenancy.

Every week of 2014, you can watch a short free training video relating to the Residential Tenancies Act 1986 and/or Amendment Act, by Scotney Williams: http://www.tenancypractice.co.nz/snippet

MEMBER Benefits

ANZ Home Loan Discounts and Seminars

- Free Monthly Meetings and Network
- Free Monthly newsletter 10 issues
- Free Veda Advantage Membership
- Free NZ Property Investor Magazine 12 issues
- Central Government Lobbying
- Discounts on Seminar Registrations Free TINZ Mem-
- bership
- Tax Deduction on membership fee Free listing in NPIA business directory
- Free Tenant Watch List
- Free Tenancy Practice Service Short Consult
- Auckland Property Investors Assn TV video channel discounted subscription.
- Annual conference Guest Speakers, Sponsor discount packs, Bus Tours & Networking.
- Rebates and discounts from a range of <u>National</u> (NZPIF) Sponsors, <u>Partners and Discounters...</u>

Principal Sponsor: ANZ

Partners: Bunnings, Toshiba Heat Pumps, Infracomfort Infrared Heating, Carpet Court, Unovent.

Discounts: TINZ (Tenancy Information NZ), Veda Advantage, Guthrie Bowron / Dulux Stores, Placemakers, Mitre 10, Harvey Norman, Harvey Norman Commercial Division, Parmco Appliance, Resene.

...and Local (NPIA) Sponsors & Partners:

Dulux Trade, Noel Leeming Commercial, Hubands, Metro Glass, Jennian Homes, Henderson & Reeves Connell Rishworth Smartmove Conveyancing, i-Rentals Ltd *Property Management Systems*.

Your Membership to the Northland Property Investors Association is an investment in your Property Business. Ask at the next meeting. Members receive full access to great discounts on joining and renewing subscriptions.

Want to Join the Northland Property Investors Association? You can link on this web site and use your credit card – http://northland.nzpif.org.nz/registrations/join Please email: npiacontact@gmail.com

Contact Us

NPIA Committee

Michael Tasker Julie Gordon	021 388 885 021 122 0033	President Secretary/Treasurer
Gordon Lambeth	021 0337 607	Speakers
Craig Gordon		Committee Member
Dan Simperingham	027 696 3001	Committee Member
Dianne Simpson	021 173 6862	Subs/Newsletter
Hedley Evans	0274 738 216	Sponsors Manager
John Bond	09 438 0680	Committee Member
Tony Savage	021 393 230	Committee Member



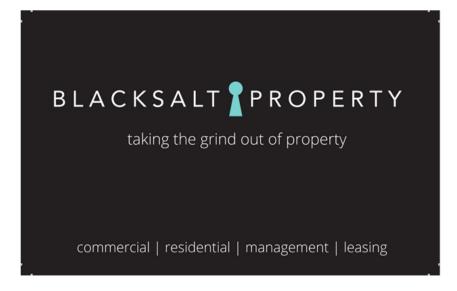
Northland Property Investors Association

P O Box 1640 Whangarei 0140

Email: npiacontact@gmail.com

NPIA Business Partnerships

BRONZE Level Sponso





LVER Level Sponsors



- Property buying & selling
- Commercial Business & Farms
- Family
- **Employment**
- Litigation/Disputes
- Environment
- Estate Planning, Trusts & Wills

www.hendersonreeves.co.nz



Contact: Ian Reeves

LLB

Director

www.smconveyancing.co.nz

P: 09 430 4350

F: 09 430 6420

A: 96 Bank Street,

Whangarei

NPIA Business Partnerships...

SILVER Level Sponsors...





Your investment is in safe hands with Harcourts Just Rentals... Here's why:

- 99.4%* of our properties are occupied our short vacancy periods ensure you're getting maximum returns on your investment
- 95.1%* of our tenants pay their rent on time so you can enjoy secure income
- We have a double-layer management service with two dedicated property managers looking after your investment
- Choose from one of three fee structures to suit your individual requirements

Harcourts Just Rentals 2 Okara Drive, Whangarei justrentalsnth@harcourts.co.nz

(09) 438 2054

* Based on statistics from the October quarter 2015



Roger Raymond i-Rentals Ltd - Property Management Systems

A: P O Box 5068, Whangarei

P: 09 946 0044 M: 027 493 3739

W: i-Rentals.co.n z

GOLD Level Sponsors



Northland Property Investors Association / Noel Leeming

Northland Property Investors Association and Noel Leeming Whangarei, Warkworth and KeriKeri have partnered to offer current financial members preferential pricing storewide.





Some of our nationally advertised specials may already be at lower prices than the Northland Property Investors preferential pricing offer. However, you will receive the best deal on the day for the product that you choose.

Pricing will be on a cost plus model
All pricing inquiries to be sent to Jas Scrooby – jas.scrooby@nlg.co.nz

commercial

6 The Warehouse Way, Northcote O627 | PO Box 91146, Victoria Street West, Auckland 1142, New Zealand

The Dulux Offer





- Northland Property Investors Dulux Trade Cash Account
- Free Tinting
- Free Colour Consultation@ your local GB's or Dulux Trade Outlets
- 2 x free Test Pots for every complete Interior or Exterior re-paint
- Trade Representative: local on site assessment & paint specification for every complete Interior or Exterior re-paint
- Effective cost saving & beneficial paint product recommendations by your local Dulux Key Account Manager
- Recommended Dulux Paint Applicator Clientele, to quote your larger redecorating project, ensuring warranted quality finishes & value for money (optional if required)
 - 30% discount to all NPIA members
 - Present a current NPIA membership card & quote Cash Account No. 128643
 Contact: Mana Mackie, Trade Sales Representative Mob: 021 926 060

Email: mana.mackie@dulux.co.nz



NPIA Business Partnerships...

GOLD Level Sponsors...



Northern Property Investors Association Member Benefits

Minimum 15% off the glass price!

On the labour content of any work we do you will automatically be charged the Trade Rate

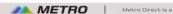
Simply show your NPIA Membership card and enjoy the savings

Metro Direct, 28 Porowini Ave, Whangarei

Open 8am to 5pm weekdays

P: 09 438 9399 E: wha@metrodirect.co.nz





Northland Property Investors Association Jennian Homes

Northland Property Investors Association and Jennian Homes Northland have partnered to offer current financial members preferential pricing.

Discounts only available to NPIA members. To receive your discount, you must show your current NPIA membership card upon first contacting Jennian Homes Northland and deal directly with Brett Yakas. Offer is only applicable to the Jennian Homes Northland Franchise.

Jennian Homes Northland

1 Selwyn Avenue, Whangarei T 09 459 5408

E northland@jennian.co.nz



Your personality Our expertise



PLEASE CHECK WITH **Sarah Blithe** at HUBANDS AS TO THE ABOVE OFFER'S STOCK AVAILABILITY.



Know of any other businesses keen to join NPIA? Have them contact us to find out about our...

NEW Corporate Membership Structure!

Contact Hedley Evans, Sponsors Manager, Mob: 0274 738 216, to discuss which option will best suit your business.