

This Month's Meeting: **Wednesday 30th November 2016**

Committee Meeting: 5:30pm

Event Starts:

7.00pm AGM

7.30pm "ROAD TO RICHES" PRESENTERS

Where:

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

Free parking! Bar & restaurant (bookings essential).

MEMBERS

NOW NEED TO BRING THEIR CURRENT NPIA MEMBERSHIP CARDS TO INSERT 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



In This Issue...

- This Month's Events -
NOVEMBER 14th - NPIA BUS TRIP, last chance to book!
NOVEMBER 30th - NPIA AGM & Member's Presentations: "The Road to Riches", personal PI journeys!
- Tenancy Watch — new info source
- NPIA Members Only Facebook Group
- NZPIF Media Releases **HOT Topics**
- **ANZ Property Focus Report - Meet Charlene Morrison, the new Mobile Manager! (see page 4)**
- *Useful Links*
- Member Benefits
- Committee Contacts
- NPIA Partnerships - **Exclusive NPIA Offers!**



NPIA BUS TRIP!



Sunday 13th November 2016

Meet the bus at: Kensington ASB Stadium Carpark NORTH END overlooking the rescue helicopter & St Johns.

Time: Bus leaves 10.05 am Please arrive between 9.45 and 10am.

Lunch: QUAIL CAFE, RUSSELL RD WHANGAREI.

The cafe have set aside a separate area for us to collect our plate of lunch, get a drink and sit down. Food will be made by Quail Cafe with a GF option. You are welcome to order more from the Cafe if you want to. Cafe rest room facilities will be available for your convenience. The bus will park outside the Quarry grounds and we will walk a short distance into the Cafe.

If you want to book a seat or cancel please email me back so I can finalize number for catering. The cost includes lunch.

LAST CHANCE TO BOOK! Please either make an online payment for \$20 per person to Northland Property Investors Assn account ANZ 01-0487-0252532-00 or bring cash on the day.



TENANT WATCH

If you wish to check whether a prospective tenant is possibly not desirable to rent to, members are encouraged to search their name on the *Ministry of Justice, Tenancy Tribunal website*, select 'Tribunal Orders' tab.

Tenants who have been brought before the Tribunal and lost will have that decision lodged on the online Tribunal Orders register, it stays there for up to 3 years.

Remember to use a tenancy agreement where tenants are required agree to credit and reference checks. This your first safe guard.



November's Event (FINAL MEETING FOR 2016)

NPIA AGM & "Road To Riches"

NPIA AGM...

All nominations for positions on the committee welcome. Please direct enquiries and nominations to Julie Gordon, npiacontact@gmail.com.

Nominations can be made for the following NPIA Committee Roles: President, Secretary, Treasurer...

PLUS EXTRA COMMITTEE MEMBERS ARE MUCH NEEDED TO HELP SPREAD THE WORK LOAD!

If you are interested in helping us to keep our Association running and growing, PLEASE send us an email outlining any relevant experience /skills or Property Investment background! Or come and see us before the AGM!

"Road To Riches"

Local property investors will be speaking about their investing experiences. Successes, disasters, lessons learnt the hard way and retiring early...a chance to ask those burning questions and hear the different ways investors can build their PI portfolios!



Find us on
Facebook

NPIA Members can now join our Members Only group on Facebook. Current Financial members can email Julie Gordon: npiacontact@gmail.com to get an invite. Group members need to abide by the Admin rules of conduct.



NZPIF Media Releases... (Excerpts from 1 Nov—7 Nov 2016)

HNZ EVICTIONS FOR METH

Housing NZ has admitted it cannot say how many tenants it removed and blacklisted from state homes last year because of methamphetamine, after initially saying it evicted only five. Its controversial methamphetamine testing programme has been criticised after the Ministry of Health revealed it had repeatedly advised Housing NZ its meth lab guidelines were only suitable for use in former meth labs. Instead, Housing NZ has been using the testing to evict tenants from properties where it was thought the drug may have been smoked, with some individual tenants forced to pay tens of thousands of dollars to clean up the houses. Last week, Housing NZ manager of chemical programmes Charlie Mitchell strenuously denied the Health Ministry had issued any such advice. <http://www.radionz.co.nz/news/top/316973/hnz-unsure-how-many-tenants-kicked-out-for-meth> - 1 November

HAWKE'S BAY ONCE-SUSPECTED P-CONDEMNED HOUSING STOCK NEEDS TO BE FREED UP

The freeing-up of Housing New Zealand's once-suspected P-condemned housing stock could be a while away yet in Hawke's Bay, despite more than 250 families now on the waiting lists. A Housing New Zealand spokesman said yesterday 50 of its vacant properties were being "prioritised" for being put back into use, but none are thought to be in Hawke's Bay. The spokesman said none were in Napier where the number of families on the waiting list for social housing had increased by more than 20 per cent in the latest quarter, to number 156 at the end of September. http://www.nzherald.co.nz/hawkes-bay-today/news/article.cfm?c_id=1503462&objectid=11739316 - 1 November

CHANGES TO TESTING REQUIREMENTS FOR ALL STEEL MESH

The Government has made changes to testing requirements to ensure all steel mesh being sold in New Zealand is up to standard, Building and Housing Minister Dr Nick Smith says. "We're increasing the number of samples which need to be tested, clarifying how that testing is done and requiring testing be done by internationally accredited testing laboratories," Dr Smith says. <https://www.beehive.govt.nz/release/govt-strengthens-steel-mesh-testing-rules> - 1 November

BILL ENGLISH CAUTIOUS ABOUT DTI RESTRICTIONS

Finance Minister Bill English has given a cautious view on the ongoing discussions with the Reserve Bank of New Zealand about whether the bank should be able to add Debt to Income Multiple restrictions (DTIs) to its Macro-Prudential tool kit for dealing with the financial stability risks created by an over-valued housing market. Last month the Reserve Bank formally asked English to add the DTI tool to its kit, but English's office said he had asked the bank for more information. See [Gareth Vaughan's October 24 article for more detail](#). However, English was less than enthusiastic in his first public comments since that confirmation of a formal request, and since QV figures showed earlier this week that Auckland's house price inflation had eased in the last three months since the Reserve Bank applied its third round of Loan to Value Ratio (LVR) restrictions, including a nationwide 40% deposit requirement for landlords. <http://www.interest.co.nz/news/84403/finance-minister-cautious-about-reserve-bank-hopes-debt-income-multiple-limits-say> - 2 November

ANZ CEO WARNS BORROWING COULD BECOME MORE EXPENSIVE

Borrowing could become more expensive as the amount of money New Zealanders want in loans outstrips the cash others are depositing in the bank ANZ has warned.

<http://www.stuff.co.nz/business/money/86045519/anz-reports-drop-in-profit-points-to-lack-of-deposits-as-a-challenge> - 3 November

INSURERS MAKING IT HARDER FOR PROPERTY OWNERS TO MAKE CLAIMS FOR DAMAGE CAUSED BY METH

Insurers are continuing to revise their policies to make it harder for property owners to make claims for damage caused by methamphetamine contamination. DLA Piper law firm partner, Peter Leman, says insurers are making another round of changes to their policy wordings, as they're being hit with more meth-related claims. They're either limiting, or outright excluding, cover for losses caused by meth damage. Speaking to an insurance industry audience at an Insurance and Financial Services Ombudsman conference, as well as [interest.co.nz](#) separately, Leman says insurers are responding to meth like they have to leaky homes in past. "Insurers are looking at ways to ensure their loss commensurate with what they are charging in premium, because the clean-up costs are so extreme," he says. In other words, they are covering their backs as they're conscious of the amount meth contamination could cost them. <https://www.interest.co.nz/insurance/84421/what-property-owners-need-know-their-insurers-duck-cover-avoid-being-lumped-meth> - 4 November

ASB RAISES ALL ITS FIXED MORTGAGE RATES FOR TERMS OF THREE YEARS AND LONGER

ASB has raised all its fixed mortgage rates for terms of three years and longer. This comes as wholesale swap rates have moved sharply higher in the past four weeks. It also comes a month after [ASB raised all its 'special' rates](#) for terms to three years. Today's (Friday) changes add +20 to +30 bps to all their longer rates. The same changes apply at BankDirect and Sovereign. <http://www.interest.co.nz/news/84431/big-four-bank-raises-longer-fixed-rate-mortgage-rates-30-bps-wholesale-rates-settle> - 4 November

ANZ CEO TALKS ABOUT AUCKLAND APARTMENT DEVELOPMENTS, RBNZ'S NEW LVR RESTRICTIONS AND COMPLEXITY OF POSSIBLE DEBT-TO-INCOME RATIO RESTRICTIONS

ANZ New Zealand CEO David Hisco says the volume of Auckland apartment developments falling over is not a big issue yet, the Reserve Bank's new LVR restrictions are working well, but the regulator's plan for debt-to-income ratio restrictions will be complex to execute. Hisco was speaking to [interest.co.nz](#) after ANZ posted [its annual financial results](#) on Thursday. <http://www.interest.co.nz/news/84422/anz-nz-ceo-says-volume-auckland-apartment-developments-falling-over-not-problem-yet-debt> - 5 November

HOME OWNERS FACE HIGHER MORTGAGE RATES

The Reserve Bank is due to make its last monetary statement of the year, and it is widely expected to cut the official cash rate to a record low 1.75 percent. Despite this, ASB has increased its three-year and five-year standard rates by 0.2 percent and other banks are expected to follow suit. ANZ chief economist Cameron Bagrie told *Morning Report* the higher rates were due to a rise in global interest rates and banks' need for more deposits.

<http://www.radionz.co.nz/news/national/317477/homeowners-may-face-higher-mortgage-rates> - 7 November



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ANZ Property Focus “GREAT EXPECTATIONS”

SUMMARY

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

THE MONTH IN REVIEW

THE 2016 ANZ PROPERTY INVESTORS SURVEY

Confidence about buying property remains high. The proportion of investors planning to buy more properties rose to the highest since 2009, and investors are optimistic over returns (both capital gains and rental income) for both the year ahead and longer term. In terms of what is keeping property investors up at night, LVR restrictions and other regulatory changes are up there, but are trumped by the risk of damage to property, especially from methamphetamine. While the RBNZ's tightening of the LVR restrictions is certainly causing concern amongst property investors that it will cramp their style, there appears to be little concern that the restrictions could topple the housing market. Cyclical risks such as lower returns barely warranted a mention.

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 ELIGIBLE FOR THE PACKAGE!

PLEASE REMEMBER: FOR EVERY MORTGAGE OUR MEMBERS SIGN UP WITH ANZ PARTNERS PROGRAMME (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

This month's *Useful Links*

<http://propertyplussouthland.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:

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 Membership
- Tax Deduction on membership fee Free listing in NPIA business directory
- Free copy of the Residential Tenancy Act on joining, plus a pack of tenancy forms from MBIE
- 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
- CoreLogic discounted subscription for \$80 per month, usually \$250
<http://www.nzpif.org.nz/items/view/57578>
- NZPIF benefits, conference, book store, \$20 off Thermotech smoke detectors for sale.
- Networking through the new FB group

- Rebates and discounts from a range of **National (NZPIF) Sponsors, Partners and Discounters...**

Principal Sponsor: ANZ

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

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, Harcourts Just Rentals, 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	021 388 885	President
Julie Gordon	021 122 0033	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

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Whangarei 0140

Email: npiacontact@gmail.com

NPIA Business Partnerships

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construction ltd

ANDY COONEY
Ph: 09 436 1023
Mob: 021 0237 4852

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16 Magnolia Ave, Kamo, Whangarei
andy@caniwiconstruction.co.nz

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SILVER Level Sponsors...



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www.i-rentals.co.nz

Roger Raymond
i-Rentals Ltd - Property Management Systems

A: P O Box 5068,
Whangarei 0140

P: 09 946 0044

M: 027 493 3739

W: [i-Rentals.co.nz](http://i-rentals.co.nz)

**For more info
on all our NPIA
& NZPIF Sponsors
see Slide Show
shown at our
Meetings**

SILVER Level Sponsors...

Harcourts Just Rentals gives Landlords more to smile about.



Our excellent customer service, time management and proactive attitude has contributed to Harcourts Just Rentals receiving 1st Place for Excellence in Business Development Nationally at the recent National Awards.

With some of the lowest arrears rates in the region, a fee structure tailored to your unique requirements and a double layer management system, you can trust your investment is in safe hands.

This way, you have more time to enjoy the things that really matter.

So if you're a Landlord, have more to smile about by calling us today on 09 438 2054.

Harcourts

Harcourts Just Rentals
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justrentalsnth@harcourts.co.nz
09 438 2054



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Contact: Ian Reeves LLB, Director

www.smconveyancing.co.nz

P: 09 430 4350

F: 09 430 6420

A: 96 Bank Street,
Whangarei

GOLD Level Sponsors

Hubands Energy Exclusive NPIA Offer

Get a Smartvent Ventilation System with no money down on an operating lease over five years and reap the benefits of a healthy home for your tenants

- ✓ Keep your investment property dry
- ✓ Keeps your tenants healthy
- ✓ Protect your investment from mould and mildew

NPIA Special Winter Offer:

4 Outlet Smartvent Ventilation Systems installed from just
\$1,799+GST

Fujitsu 3.2kw Heat Pump (back to back within 3m) installed from just

\$1,738+GST

Rental Investors Finance Offer:

From less than \$2 a day you can finance this system on an operating lease over 60 months to treat your payments as a 100% tax deductible operating expense and avoid taking on any unnecessary debt.

To take advantage of one of these offers please contact Travis on:

p. 0800 482 263

a. 15 Kioreroa Road, Whangarei

e. travis@hubands.co.nz

www.hubands.co.nz



noel leeming
commercial

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

noel leeming
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26 The Warehouse Way, Northcote 0627 | PO Box 91946, Victoria Street West, Auckland 1142, New Zealand

0800 737 5223

www.noelleeminggroup.co.nz/commercial

NPIA Business Partnerships...

GOLD Level Sponsors...



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



METRO | Metro Direct is a division of Metro Performance Glass

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

Jennian
HOMES
Your personality Our expertise



Northland Property Investors Association

Dulux
Worth doing, worth Dulux.

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 redeco-rating 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



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.