

This Month's Meeting: Wednesday 29th Oct 2014

Committee Meeting: 5.30pm

Event Starts:

6:30pm Mix 'n' Mingle

7.00pm NPIA Annual General Meeting

7.30pm Guest Speaker Presentation

Where:

Northland Cricket Training Room, Okara Drive,
Whangarei, North End of Spire Pavilion Car Park

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

We ask that members please advise of any invited guests wishing to attend, in the event you aren't able to make the meeting yourself.

Email:

npiacontact@gmail.com



Whangarei Heads –photograph by Dianne Simpson NPIA Member

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This Month's Speakers

"Road To Riches", Part 2.

Local property investors will be speaking about their investing experiences. Hear about getting started on finding investment property, setting up companies and the property management, handling tenancies and 'what to do and what *not* to do". Successes, disasters, lessons learnt the hard way and retiring early all explained this evening.

Members are welcome to bring a friend, public and visitors are welcome to attend one free meeting.



TENANT WATCH

Watch out for these tenants do not rent to them.

Members please log in at <http://northland.nzpif.org.nz/> to access this list from the 'members only' library.

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.

Upcoming Events

Wednesday the 26th of November 2014

Local Sponsor's Deals for NPIA

Northland Property Investors Association will be having a presentation by all the local sponsors about their current and upcoming specials and deals that are exclusive to NPIA members.

If you are renovating your home or your investment property, this is the night that you want to come along to. All welcome including non members. **Entry is free!**



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Henderson Reeves Connell Rishworth Lawyers Limited.

09 430 4988
www.smconveyancing.co.nz

Help us help you — tips for members!

If you move or change your email address, please email us so we can send our newsletter and NZ Property Investors Magazine to the correct address.

npiacontact@gmail.com

NZPIF Media Release...

<http://www.radionz.co.nz/news/te-manu-korihī/256377/tamariki-health-worse-in-hnz-homes> - 7 October

A pilot study at Whangarei Hospital has found that Maori living in crowded conditions in state houses suffer worse health issues than those in crowded private housing.

<http://www.stuff.co.nz/manawatu-standard/opinion/10593018/Opening-door-to-poor-housing> - 8 October

There remains, however, one area where the clout of government legislation could make a real difference. Landlords make money out of their tenants. Even if the rent does not completely cover the mortgage and other bills, they have an asset that appreciates over time and can deliver many hundreds of thousands of dollars in the future.

There is nothing wrong with a person profiting from the risk of buying a house to then rent out, but it should not be at the expense of a moral obligation to ensure that the house is warm, dry and safe to live in. The Government could support that by at least insisting its own properties carry a warranty of fitness covering insulation, ventilation and warmth.

<http://www.interest.co.nz/property/72319/john-bolton-shows-what-property-developer-against-when-constructing-houses-costs-syst> - 9 October

John Bolton shows what a property developer is up against when constructing houses. The costs of system inefficiencies get priced into the properties

<http://www.listener.co.nz/commentary/editorial/a-matter-of-facts/> - 9 October

In putting its primary emphasis on the supply side of the housing affordability problem, the Government may have the correct emphasis. But that's a long-term project. Given the pending bargain-mania, it's important that if foreign investment does threaten unhealthy or distortionary effects on our economy, the Government is ready to adjust the rules in a timely fashion.

<http://www.voxy.co.nz/politics/time-take-action-housing-crisis-property-council/5/204350> - 9 October

Property Council strongly supports the Government's recent statement that insufficient land supply and overly restrictive district plans are the cause of soaring house prices.

<http://www.radionz.co.nz/news/national/256492/no-rush-in-state-housing-decision> - 9 October

The new minister in charge of Housing New Zealand, Bill English, wants at least 20 percent of social housing stock to be run by non-government agencies. He said governments and councils were not good owners of social housing and new ways need to be found of meeting people's needs.

The Government's 69,000 state houses are worth about \$17 billion. The Salvation Army has been managing social housing on a small scale for 30 years and has expressed interest in purchasing some state houses. But its social policy director, Major Campbell Roberts, told *Morning Report* that taking over and managing large numbers of them is a whole different matter and it would be no easy job.

<http://www.interest.co.nz/personal-finance/72403/terry-baucher-shows-how-ird-will-soon-adopt-strategy-expand-taxation-capital> - 13 October

Terry Baucher shows how the IRD will soon adopt a strategy to expand the taxation of capital gains without drawing too much attention.

<http://www.stuff.co.nz/business/10608219/Investors-move-in-as-first-home-buyers-fold> - 13 October

Property investors are the big winners from the Reserve Bank's mortgage restrictions, while first-home buyers are increasingly struggling to afford a house. The Reserve Bank introduced a limit a year ago on the amount banks can offer to people with less than 20 per cent of a deposit, in an effort to cool the housing market. Since then data from property analysis company CoreLogic has shown activity among investors who owned two or more properties had hit a 10-year high. Big investors with more than 10 properties were the most active, buying about two out of every five homes in August. But those trying to get onto the property ladder had found it harder, with first-home buyer numbers falling, as had the numbers of people moving from one property to another.

http://www.nzherald.co.nz/property/news/article.cfm?c_id=8&objectid=11341309 - 13 October

A carve-up of the housing portfolio in the new Cabinet has alerted the country to a radical reform the Government has in mind for state housing. If all goes to plan, the state will no longer own all, or possibly any, of the houses given to tenants at income-related rents. They will be owned and run by charities, voluntary organisations, iwi and other groups that meet standards to be set. It will be called "social housing". (This article is a good outline of the proposed changes).

APIA TV

The Auckland Property Investors' Association (APIA) is now offering Northland Property Investors Assn members the opportunity to participate in the A.P.I.A. TV Affiliation Programme.

APIA TV is a dedicated property video channel powered by APIA. Originally designed as an alternative portal of information for our members, APIA TV has since grown into a dynamic dedicated video channel bringing investors all over the world timely and worthwhile information pertaining to their portfolios.

The channel adopts a broad-scope approach to property education and has since launched a number of specific series that has been well received by its viewers.

The APIA TV Affiliation Programme is a response to the growing number of enquiries we have received from members as well as committee members of our sister associations. We have identified that there is a demand in the property investor community for this product.

The scheme operates as below:

Subscription to APIA TV will be available to members of any NZPIF affiliated PIAs and will receive access by entering a unique association discount code. APIA have heavily discounted the subscription for our members and the information is found in the 'members only' area USER LOGIN <http://northland.nzpif.org.nz/>. The registration link is then found under the About Us Tab and Sponsors Tab. Please contact/email us for our branch pass code to access.

Judy's Blog

Email: judy@judymorgan.co.nz

09 945 4884 021 993 519

Physical Address: 192 Bank Street, Regent, Whangarei

Postal Address: P.O. Box 403078, Whangarei 0154

Hi there

Shortage of Rentals

I do not know if you have noticed or not but there is a huge shortage of rental properties presently. There have been very few advertised in the local paper and I'm not sure about other rental agencies in Whangarei but our office only have two vacant properties available. Excellent for the owners whose houses are rented of course!!!!!!! August was extremely busy (for us at least), September saw it slowing down a bit and now we are receiving so many enquiries from folks looking for accommodation that we are unable to assist.

There appears to be no rhyme nor reason for this but the rental market certainly goes in swings-and-round-about. There is absolutely no telling when it will happen. January is generally a busy time as people are moving in to the area wishing to settle and have the kids enrolled ready to start the new school term.

So if there are any Landlords with vacant properties who cannot find the right tenant/s, feel free to give us a call - Judy Morgan 021993519 or Janet Pitman 021326526.

Until next time
Happy Renting





Mark Loheni **Mobile Mortgage Manager**

Email: mark.loheni@anz.com

Tel: 092522764

Mob: 0274824234

ANZ Property Focus **“JITTERY JUNCTURE”**

SUMMARY

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

THE MONTH IN REVIEW

Pre-election jitters look to have had an impact, with the property market taking a step back in August. Every region recorded an annual fall in sales volumes, the median time to sell lengthened to a 2½-year high, and annual nationwide house price inflation eased. Building consents were relatively flat in July. Strengthening net migration inflows and a solid employment backdrop should help support the market despite stretched property valuations.

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

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 THOMAS CHIN REPORTS: <http://canterbury.nzpif.org.nz/news/view/56672>



Residential Property Management Consultant

Scotney Craig 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 Membership
- Tax Deduction on membership fee Free listing in NPPIA 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 Sponsors: Barrells 100% Electrical commercial rates and promotions, Energise Web Design, Caltex Star card, Placemakers, Parmco Appliances, Crombie Lockwood Insurance, Dulux Trade, Harvey Norman Commercial, LG Heat Pumps, Toshiba Heat Pumps and Bunnings and others.

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

Annual Subscriptions: <http://northland.nzpif.org.nz/registrations/renew>

Contact Us

NPIA Committee

Michael Tasker	021 388 885	President
Gordon Lambeth	021 0337 607	Speakers
Dianne Simpson	021 173 6862	Subs/Media/Newsletter
Judy Morgan	021 993519	Committee Member
Julie Gordon	021 122 0033	Secretary/Treasurer/ Webpage
Craig Gordon		Committee Member
Hedley Evans	0274 738 216	Sponsors Manager



Northland Property Investors Association
P O Box 1640
Whangarei 0140
Email: npiacontact@gmail.com

NPIA Business Partnerships

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


26 The Warehouse Way, Northcote 0627 | PO Box 9146, Victoria Street West, Auckland 1142, New Zealand
☎ 0600 737 5223 www.noelleeminggroup.co.nz/commercial

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 repaint
- Effective cost saving & beneficial paint product recommendations by your local Dulux Key Account Manager
- Recommended Dulux Paint Applicator Clientele, to quote your larger re-decorating projects, ensuring warranted quality finishes & value for money. *(optional if required)*
 - 30% discount to all Northland Property Investors Association members
 - Present NPIA Membership Card and Quote Cash Account # 128643

CONTACT: Mana Mackie, Trade Sales Representative Mob: 021 928 060 Email: mana.Mackie@dulux.co.nz



Know of any businesses keen to join NPIA? 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.

To take advantage of these AWESOME deals, just present your NZPIF membership card & quote applicable cash account number.