



Volume 2021/August Edition



Welcome to the Seventh Edition of our Newsletter for the year.

NZPIF October 2021 Conference -
Details advertised within the Newsletter.
Please register now to secure your place.

This Month's Meeting

Wednesday, 25th August 2021

Cancelled Due to Covid Level 4 Lockdown

Next Month's Meeting

Wednesday 29th September, 2021 at 7pm

Distinction Hotel, Riverside Drive, Whangarei

3 x 30-Minute Presentations

Residential and Commercial Building Fire Safety Compliance

Fire safety compliance tips and advice from Craig Bain, Fire Safety Officer/Lead Fire Scene Investigator at **Fire & Emergency New Zealand**.

Retrofit Blown Insulation for Existing Homes

Pilkington Insulation - Richard Pilkington (who considers himself an insulation detective) together with his son Fynn, will discuss specialist retrofit blown insulation for ceilings, walls, and underfloor; thermal & acoustic. It's about completing the thermal envelope.

Property Management in the Residential Rental Market

Harcourts Just Rentals - Experienced property experts who manage residential property in the Whangarei area and outer districts will discuss the role of residential property.

NZPIF Education Program for Self-Managing Landlords

For further information please email: npiacontact@gmail.com

Thinking of Joining Northland Property Investors?

You can click the link on the website - <http://northland.nzpif.org.nz/registrations/join> or
Please email - npiacontact@gmail.com

Monthly meetings are open to NPIA Members and invited guests
(two free visits per guest sponsored by any NPIA member)



15 TO 17 OCTOBER 2021
WELLINGTON



OPES PARTNERS NZPIF 2021 CONFERENCE

HOSTED BY WELLINGTON PROPERTY INVESTORS' ASSOCIATION

MEET SOME OF OUR SPEAKERS



DAVID
SEYMOUR
ACT LEADER



TONY
ALEXANDER
ECONOMIST



SCOTT
ROBERTSON
CRUSADERS COACH



NICK
GOODALL
CORELOGIC

Property Team Works

People, Professionalism, Prosperity

Join us for three days of inspirational & educational speakers, sponsors, and activities that will teach you how to build a strong team of the right people to create real property prosperity.

 Harbourside Function Venue
4 Taranaki St, Te Aro, Wellington

 For more info and to register:
www.propertyconference.org.nz

Additional Speakers

Sharon Cullwick - NZPIF

Kyron Gosse - Tiny Homes

Alysha Hinton - Duncan Cotterill

Niall Heeran - Copo Property Management

Nick Gentle & Maree Tassell - iFindProperty

Trish Love - Love to Grow

Kris Pedersen - Mortgages

...and more!

Media Links

HOUSE PRICES WILL COME DOWN PREDICT JARDEN ANALYSTS

The Jarden analysts say house price changes are the key factor influencing house construction, the others being GDP growth, supply-demand balance and Government incentives. Swanepoel and Nguyen say house price drops will come because new homeowner resources are stretched. This is because mortgage payments – as a percentage of household expenditure – have recently topped 28%, pushing past the 26% 12-year average. In addition there is limited scope for material rent increases as rent – as a percentage of household expenditure – has hit a new high. Renters have also been somewhat stuck by a lack of supply which is starting to ease. And rising mortgage interest rates are pushing both new homeowner and investor models into duress.

<https://www.landlords.co.nz/article/976519098/real-house-price-falls-predicted-from-next-year> - 14 August

RESERVE BANK LOOKS SET TO INTRODUCE NEW DEBT-TO-INCOME LENDING RATIOS

The Reserve Bank looks set to introduce new debt-to-income lending ratios to try to take some heat out of the market. Kiwibank economists today said that heat was "becoming unbearable" after new national house sale data emerged and the Reserve Bank was about to take a larger hose to it. That move will undoubtedly be limiting amounts loaned by major trading banks to the riskier clients who are trying to load up with high debt levels to buy properties whose values they believe will continue only to rise.

<https://www.nzherald.co.nz/business/reserve-bank-to-get-bigger-hose-as-housing-heat-becomes-unbearable/KYU7AGNHG6NFMVB2AO76UADDPA/> - 12 August

LANDLORDS OFFERED INTEREST FREE LOANS TO PAY FOR HEALTHY HOMES STANDARDS

The cost to bring various investment properties up to the standard required will vary. Between the putting in insulation and installing a heat pump, it could conceivably be \$10,000. Not all landlords will have \$10,000 immediately to hand, which is why at least two banks have created a product to assist investors to complete the renovations with minimal cost to themselves. These products offer a loan to make your investment property compliant and are interest-free - i.e. 0% p.a. - and the terms range from four to five years. While zero percent interest is, obviously, an amazing offer there are still reasonable-sized payments because the term is so short.

<https://www.oneroof.co.nz/news/are-interest-free-loans-the-best-way-to-get-rentals-up-to-standard-39860> - 28 July

Monthly Committee Meeting...

Members are invited to attend our monthly committee meeting

Where: Distinction Hotel Restaurant
Date: Wednesday, 29th September 2021
Time: 5:30 pm

Members are welcome to join us for pizza and discussion on many and varied topics as long as we complete the committee business.

For Committee Member details please click "Meet the Committee" under the "About Us" tab on the website or click on this link: <https://northland.nzpif.org.nz/items/view/56416/committee/>