



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

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

Applications are now open to enter **Landlord of the Year Award 2021** and **NZPIF/Resene Renovation of the Year Award 2021**. Further information is detailed below. Applications close on the 6th August 2021.

## This Month's Meeting

Wednesday, 28<sup>th</sup> July 2021 at 7pm

Distinction Hotel, Riverside Drive, WHANGAREI

### Gordon Lambeth – Commercial Investment 101

**Thought about commercial investment as a replacement or to supplement your current residential portfolio? The rules are different!**



Gordon Lambeth converted his portfolio from residential to commercial eight years ago.

He is going to share with you the advantages and disadvantages in making this change.

Gordon is an Architectural Designer and a Licenced Building Practitioner Design Level 2.

He is the Vice President of the Northland Property Investors Association and is also on the Board of the NZPIF.

## **NEXT MONTH'S MEETING**

Wednesday 25<sup>th</sup> August, 2021

Speaker Details Pending .....

## **Landlord of the Year Award 2021**

**For Land Lord of the Year, you must self manage at least some of your properties and be a Member of a Property Investors Association**

### **Winner receives -**

\$1,000 cash and \$1,000 towards registration to the 2021 NZPIF Conference, flights and accommodation for one.

Landlord of the Year Cup (for 12 months)

Framed Certificate

Kudos of being the Landlord of the year – this is a great way to grow your personal profile

\$500 to the winner's Property Investment Association

Details can be found here: <https://www.nzpif.org.nz/items/view/60199>

**Applications close 6th August 2021**

## **NZPIF/Resene Renovation of the Year Award 2021**

**For NZPIF/Resene Renovation you must have used Resene products and have a proof of purchase of these. You must also be a Member of a Property Investors Association**

### **Winner Receives -**

\$1,500 cash

Renovation of the Year trophy (for 12 months)

Framed Certificate

\$500 to the winner's Property Investment Association

Details can be found here: <https://www.nzpif.org.nz/items/view/60200>

**Applications close 6th August 2021**

**For both Competitions, see the NZPIF website for additional Terms and Conditions under the menu heading "About"**

 Harbourside Function Venue  
4 Taranaki St, Te Aro, Wellington

 For more info and to register:  
[www.propertyconference.org.nz](http://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!

# NZPIF Education Program for Self-Managing Landlords

NZPIF has launched a free education course for members. The NZPIF Education Program for Self-Managing Landlords aims to enable landlords to learn the important basics, confirm their competency and become recognized as better landlords. It consists of 13 modules with 12 online tests which can be completed on line in a month. A certificate of completion is issued when the last module has been submitted. NZPIF members have free access and the course is also open to NZPIF Associate Members and non-members for a fee of \$300.

However, it is important to emphasise that registering as a full member of a local Property Investors' Association affiliated to the NZPIF will enable free access to the course.

## How do you Enrol in the Course?

One hundred places on the course are available at any one time and enrolment of NZPIF members can be done through the members' portal on the NZPIF website. Associate members and non-members can also send a request to enrol through the NZPIF website. Your enrolment will be acknowledged by email and you will either be offered a place straight away or you will go on the waiting list for the next available place. Now that the initial demand has decreased, members can usually begin on the 15th of the month following registration. An email is sent outlining how to gain access on that day. Jan Hains is always available to assist if members have any difficulty gaining access. Email her on: [jan.hains@nzpif.org.nz](mailto:jan.hains@nzpif.org.nz)

## Completing the Course.

As mentioned, access to the course begins on the 15th of a month and expires on the 14th of the following month so that the place can be given to the next person on the waiting list. A hard copy of the program can be downloaded on completion and a certificate is also issued when every module has been completed and submitted.

Go here to register - <https://www.nzpif.org.nz/items/view/60253/>

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## Thinking of Joining Northland Property Investors?

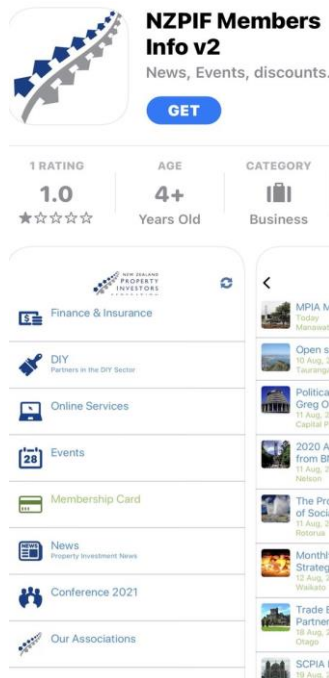
You can click the link on the website - <http://northland.nzpif.org.nz/registrations/join> or please email - [npiacontact@gmail.com](mailto:npiacontact@gmail.com)

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



# Did you know .....

The NZ Property Investors Association have an App for your use.



**To access .....**  
Head on over to the App Store for iPhone or Google Play Store for Android and download now

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## Media Links

- **BUILD-TO-RENT SECTOR IN DANGER OF BEING LOST AS A RESULT OF CHANGES TO INTEREST DEDUCTIBILITY**

Build-to-rent involves the development of multi-unit residential buildings for long-term rentals, rather than sales to individual owners. It has been touted as one solution to the housing supply crisis. The Government has said new builds will be exempt from the changes to interest deductibility, but it remains unclear what that will mean for build-to-rent developers and investors. With consultation on the proposed changes closing, the Property Council delivered a letter to the responsible ministers, which warned the build-to-rent sector could be lost if the Government did not rethink its approach to getting more houses built.

<https://www.stuff.co.nz/life-style/homed/real-estate/125679410/tax-changes-will-have-chilling-effect-on-housing-supply> - 9 July

<https://www.tvnz.co.nz/one-news/new-zealand/build-rent-construction-could-dry-up-if-new-investor-tax-policies-aren-t-changed> - 9 July

<http://www.voxy.co.nz/business/5/389864> - 9 July - Interest deductibility changes unlikely to increase housing supply

- **GOVERNMENT CONSIDERING TYING ABILITY TO DEDUCT INTEREST TO NEW BUILDING NOT THE BUILDER**

There must be a large group of Kiwis who want the security that property-ownership provides, but without the ties, maintenance hassles, insurance worries, and sunk capital involved. But Kent Gardner, who returned to New Zealand from Europe three years ago, is one of a new generation of “build to rent” property developers trying to create more such options here. The thing about build-to-rent is the properties are designed specifically for long-term rental with the idea that tenants or residents are customers who can stay as long as they like,” Gardner says. “What we have seen in the rental market in New Zealand up to now with owners who own one, two or three rental properties is they change their mind. “They decide to leave the market or retire, or a family-member needs the property, and that has led to poor outcomes for tenants.” The Property Council says the feedback it has had from developers suggests the tax change [will make it much more difficult for build-to-rent’s potential to be unlocked](#).

Parker said in Parliament that the Government was considering tying interest deductibility on new builds to buildings, rather than the builder. What that would presumably mean is that the right to deduct interest on new builds could transfer to subsequent investors in build-to-rent and other developments, at least until 10 or 20 years was up.

<https://www.stuff.co.nz/business/125697464/lets-not-snuff-out-europeanstyle-rental-options-just-as-theyre-getting-going> - 12 July

- **PREPARE FOR INTEREST RATE CHANGES**

ASB's economists have warned borrowers to brace themselves for rate rises, and higher repayments. “Our forecasts suggest more increases are coming for mortgage rates over the rest of the year,” said Chris Tennent-Brown, senior economist at the bank. The rises would continue after that, and ASB forecast home loan rates could be 1-2 percentage points higher than they are now by 2025. “ASB now expects the Reserve Bank of New Zealand to start raising the Official Cash Rate from its record-low setting of 0.25 per cent in November 2021.”

<https://www.stuff.co.nz/business/125691760/borrowers-must-prepare-for-higher-mortgage-rates-asb-says> - 8 July;

<https://www.newshub.co.nz/home/money/2021/07/westpac-predicts-interest-rates-to-go-up-in-november-gradual-increases-from-there.html> - 12 July

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## Monthly Committee Meeting...

Members are invited to attend our monthly committee meeting.

**Where:** Distinction Hotel Restaurant

**Date:** Wednesday, 28<sup>th</sup> July 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/>

