



WISHING YOU ALL A  
VERY MERRY  
CHRISTMAS AND A  
PROSPEROUS NEW  
YEAR



## THIS MONTHS MEETING

**This is the Last Meeting for 2021**

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*Wednesday 24<sup>th</sup> November, 2021 at 7pm  
Distinction Hotel, Riverside Drive, Whangarei*

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### THE POWER OF BEING DECISIVE

At our October monthly members meeting, **Melanie Pullen** attended as a guest. Melanie was already living in her own home and had taken in several boarders. Melanie was looking to buy her first investment property. She had her eye on a specific property that was going to auction a few days later. At our open forum discussion time, she sought answers to many questions.

With the auction imminent, Melanie's next move was to have a couple of meetings with Mike Tasker, our trusty president. With confidence, she then attended the auction and nailed a good deal.

Melanie will settle on the property on Wednesday 24 November, the date of this month's members meeting. It all happened between the two meetings. There is a special twist to add to the storey.

**Come a long this Wednesday and hear Melanie share her success story!**

### MIX & MINGLE

With the festive season underway, we wind down for 2021.

The balance of our meeting time will be an informal opportunity to mix and mingle – to discuss different ideas with fellow members.

# FIRST MEETING OF THE NEW YEAR

*Wednesday 23rd February 2022 at 7pm  
Distinction Hotel, Riverside Drive, Whangarei*

**DETAILS TO BE ADVISED**

*DON'T WAIT TO BUY REAL ESTATE. BUY REAL ESTATE AND  
WAIT.” - WILL ROGERS, ACTOR*



## THINKING OF A NEW BUILD

Interest deductions can be claimed for up to 20 years,  
irrespective of the ownership

*A “New Build” property is one that  
received its code of compliance  
after March 2021*

A “New Build” can be sold after 5 years with no bright  
line tax implications



## Media Links

### GOVERNMENT SILENT ON EXTENSION TO DEADLINES TO MEET HEALTHY HOMES REGULATIONS

Healthy homes deadlines will be missed because of Covid restrictions, but the Government will not release advice it has received on the issue. [In October landlord representatives called for the Government to extend the deadline](#) to meet the standards because ongoing Covid restrictions were preventing landlords and property managers from completing the necessary work. In response to questions in Parliament, Associate Housing Minister Poto Williams said she was aware some landlords with compliance deadlines would be affected by restrictions. "A landlord's genuine attempts to comply with the standards, in the context of challenges caused by Covid alert level 4 restrictions, would be a consideration by MBIE's tenancy compliance and investigation team, in deciding whether to take action against a non-compliant landlord," Williams said. Property Investors Federation executive officer Sharon Cullwick said because the Government had given itself longer to comply anyway, the least it could do was give private landlords a few extra months. It would be interesting to see the advice the minister had received, because many landlords were finding the current situation stressful, she said. "That is because people who have not been able to get work done on their properties, due to Covid restrictions rather than any fault of their own, could now be in breach of the law. "They want to know what the Government's position is to get some certainty. Some guidelines should be put in place, and we think landlords in this situation should be given extensions," Cullwick said. If landlords did not comply with the standards when required they faced having to pay damages of up to \$7200.

<https://www.stuff.co.nz/life-style/homed/renting/126986413/government-silent-on-healthy-homes-deadline-extension> - 16 November

### COST OF BUILDING INCREASING

Average residential building costs rose 4.3% over the 12 months to the end of September, although costs for some types of dwelling increased by up to 8.0%, according to [interest.co.nz's](#) analysis of Statistics NZ's latest building consent figures. This shows that the average estimated construction cost (excluding land) of all new dwellings consented in the September quarter of this year was \$2494 per square metre. That's up from \$2391 per square metre in the 2020 September quarter.

<https://www.interest.co.nz/property/113184/new-homes-are-getting-smaller-cost-building-them-getting-bigger> - 16 November

### CAN A TENANT BE ASKED IF HE OR SHE IS VACCINATED?

The Privacy Commissioner's new guidelines on the rental sector issued this month sparked questions about whether landlords or property managers can demand to know if tenants are vaccinated. Vaccination status was one aspect Herald readers wanted to know about after Edwards' list of questions that can and can't be asked by landlords as well as tenants. So the Herald went back to the commissioner's office to ask about what one reader called "the topic de jour". The office somewhat deflected the question to another arm of the state. "Because the Covid-19 landscape is constantly changing, we recommend landlords and tenants check the Tenancy Services website and the Unite Against Covid-19 website for the Government's latest advice," a commission office spokesperson said. Then, it got more specific, saying it all depended on why the landlord wanted to know about the job. "Under the Privacy Act, agencies or landlords must only collect personal information if it is necessary for a lawful purpose connected to their functions," it said.

Sharon Cullwick, NZ Property Investors Federation executive officer, was resolute about the situation. "You absolutely cannot ask a tenant for their vaccination status. This is a breach of the tenants' privacy," Cullwick said today. A private rental provider or property manager can, however, do things to protect themselves and their health from Covid, though she stressed. "They should, for example,

wear a mask and wash their hands before and after entering the property. Avoid entering the property if someone has been sick with Covid-19 in the previous two weeks. "You may also ask the tenants to wait outside when you are doing a house inspection and you could politely ask the tenants to wear a mask as well. The tenant does not need to oblige with these requests, though," Cullwick said

<https://www.nzherald.co.nz/business/covid-19-delta-outbreak-can-landlords-ask-if-tenants-are-vaccinated/F2WGS6RYJE6HIUG5PLPKCYC52I/> - 18 November

## Monthly Committee Meeting...

Members are invited to attend our monthly committee meeting

*Where: Distinction Hotel Restaurant  
Date: Wednesday, 24th November 2021  
Time: 5:30 pm*

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

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### *Have Your Say*

**Do you have an idea or something you would like to see happen at our Monthly Meeting?**

Email [npiacontact@gmail.com](mailto:npiacontact@gmail.com) and let us know – we would love to hear from you!

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### MEET THE COMMITTEE

**President:** Mike Tasker

**Vice President:** Gordon Lambeth

**Administrator/Treasurer:**  
Jenn Long

**Events and Speaker  
Manager:** Hedley Evans

**Sponsors Manager:** Vacant

**Social Media & Website  
Manager:** Julie Pepper

**Meeting Host:** John Bond

**IT Manager:** Tony Savage

**Newsletter Editor:** Jenn Long

NPIA Members, Business Partners and Sponsors receive our monthly Newsletters from February through to November each year. If you have an article for submission, please email us at [npiacontact@gmail.com](mailto:npiacontact@gmail.com)

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# HARCOURTS JUST RENTALS

## *Offering a Complete Property Management Service*

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- **Marketing your property** – our online marketing campaign for your property includes, free listing on [www.harcourts.co.nz](http://www.harcourts.co.nz) & [www.realestate.co.nz](http://www.realestate.co.nz)
- **Selecting tenants** – Includes property viewings, interviews, credit and reference checks
- **Income collection and reporting** – Includes monthly and yearly financial statements
- **Property maintenance** – Using approved contractors will arrange repairs and provide advice and assistance on future maintenance
- **Inspections** - thorough inspections of your property, including an initial inspection with the new tenant, regular follow up inspections at a pre-arranged frequency, and a final inspection
- **Market updates** - on-going advice on current market conditions.
- **Regular rent reviews** – Reviewing the latest market rent statistics
- **Resolving disputes** – We will attend mediation and tenancy tribunal on your behalf
- **Landlord newsletter** - Property Management Newsletter with the latest trends, information and helpful landlord tips.

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*Phone: 09 430 1000    Email: [whangarei@harcourts.co.nz](mailto:whangarei@harcourts.co.nz)*

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### **TENANCY Practice Service**

*Residential Property Management Consultant*

Scotney Craig Williams L.L.B  
09 425 5969 or 021 831535  
[scotney@tenancypractice.co.nz](mailto:scotney@tenancypractice.co.nz)

Tenancy Practice Service offers members a free short phone call for advice should you need it – 0800 483 626

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

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

## *Membership Drive*

### **NPIA is always interested in attracting new members .....**

We have a great diversity of members, all who are quite unique in the way that they operate, with membership through all age ranges. There are younger members, networking with a wide range of experienced investors and in the process of educating themselves prior to their first purchase. Active investor members range from those owning one rental through to multiple properties, with all being aware that successful property investors need to keep up to date as the property investment environment evolves and be open minded about finding better ways to run their business.

We are encouraging members to actively create a surge in paid-up membership to achieve an even more diverse and dynamic learning and mutual support styled property investor association. All members would benefit from further growth in the diversity and number of NPIA members.

The wide range of benefits to members including subscription to the New Zealand Property Investor Magazine and serious discounts available from a range of suppliers, will more than cover the cost of an annual NPIA sub.

We must all know one individual/couple or more who could be interested in and benefit from joining. Perhaps we've already discussed the matter with various people and it's now time for follow up/action.

***“IT’S NOT WHAT YOU SAY OUT OF YOUR MOUTH THAT DETERMINES YOUR LIFE, IT’S WHAT YOU WHISPER TO YOURSELF THAT HAS THE MOST POWER!”***

***ROBERT KIYOSAKI***