



NOTICE OF AGM

(Around 10 Minutes)

27th October 2021 at 7pm

Just before the regular
Monthly Meeting

- Election of the Executive Committee
- Presentation of the Annual Financial Return



Tap here to add a caption

THIS MONTHS MEETING

Wednesday 27th October 2021 at 7pm
Distinction Hotel, Riverside Drive, Whangarei

A Complimentary Drink will be available from the Bar for Members and Guests

UPDATE ON CURRENT NZPIF ACTIVITY AT THE NATIONAL LEVEL (Around 10 Minutes)

Gordon Lambeth, Northern Representative, NZPIF Executive Committee

SPEED NETWORKING SESSION (For up to an Hour) **A quick way to get to better know more of your fellow NPIA members**

Speed networking is a structured and fast paced networking event allowing participants to interact with others, typically in a series of brief one-on-one information exchanges. A few questions and answers back and forth might quickly determine the potential value of follow up. Participants readily share contact information with each other and decide themselves who they will follow up with.

The Round Robin format of Speed Networking moves briskly. Have your elevator speech ready. It may seem like musical chairs. We will set up two lines of chairs facing one another with tables in between and after 5 minutes, with both parties having shared their stories, the 'bell' will ring and each side moves to the opposite direction. Above all, respect the process. At the signal, end your conversation immediately and move, or allow the other person to move on to the next person. You can always continue conversations later. You should get to chat with up to 10 people.

It is a way to let others know who you are and what you can possibly contribute to meet their needs and what they can offer you. You may like to bring business cards and brochures etc to share.

A short session of general networking will follow, to allow time for open networking, either for talking to individuals you did not get to talk to or seeking out someone who you met during the event and continuing the conversation.

With your business card or name, enter the draw for a bottle of wine

NEXT MONTHS MEETING

*Wednesday 24th November 2021 at 7pm
Distinction Hotel, Riverside Drive, Whangarei*

Details to be advised

***SUCCESSFUL INVESTING IS ABOUT MANAGING RISK,
NOT AVOIDING IT***



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 ASKED TO EXTEND THE DEADLINE TO COMPLY WITH NEW HEALTHY HOMES STANDARDS

Property investors want the Government to extend the deadline to comply with new healthy home standards because of ongoing Covid-19 restrictions. The Government's healthy homes standards, which [set minimum requirements for heating, insulation, ventilation, moisture, drainage and draught-stopping in rental properties](#), became law on July 1, 2019. Compliance with them is being phased in over several years, and from July 1 this year all private rental properties have had to comply with the standards within 90 days of any new or renewed tenancy. But the Real Estate Institute has requested the Government extend the 90-day compliance timeframe for new or renewed tenancies by three months to enable landlords and property managers to complete the necessary work. Property Investors Federation executive officer Sharon Cullwick said her organisation supported the institute's call to extend the compliance timeframe as it was nearly impossible to get building products and tradespeople at the moment. The need to boost healthy homes standards compliance rates, which were introduced to try and improve the quality of the country's rental housing stock, was pressing. But suppliers have warned a surge in landlords wanting to meet the standards as their deadlines approached could lead to a shortage of materials, compounded by [Covid-related supply issues](#).

<https://www.stuff.co.nz/life-style/homed/renting/126703411/landlords-call-for-more-time-to-meet-healthy-home-rules> - 17 October

WHAT DO THE NEW TAX RULES REALLY MEAN FOR LANDLORDS

Although the Government has outlined details of the new legislation regarding the phasing out of property investors' interest deductions, the new bill also has other effects for property investors. The Government is limiting the ability to deduct interest to make residential properties a less attractive investment option. In general, any house, apartment, or other such building in New Zealand that a person could live in will be affected by these changes. Bare land that could be used for residential property will also be affected. It does not matter whether the property is rented out long term, used for short-stay accommodation, or even left vacant. Read the rest of the article for all the effects of the new bill for property investors.

<https://www.landlords.co.nz/article/976519375/new-tax-rules-what-investors-need-to-know> - 5 October

BETTER TO BUILD OR BUY AN EXISTING HOUSE

Skyrocketing house prices mean the age-old question of whether it is better to build a new home or buy an existing one has become more pertinent than ever. But over recent years, as the country's housing supply shortage became more pronounced, incentives to build or to buy a new build have multiplied. It is easier to get a loan for a new build, for example. That is because the Reserve Bank's loan-to-value ratios, which limit bank lending to low-deposit borrowers, do not apply to new builds. The Government's new interest deductibility policy for investors also exempts new build properties, which has made them even more attractive. But the question of whether it is cheaper to build and buy new or to buy an existing property, which is ready to go on purchase, remains.

<https://www.stuff.co.nz/life-style/homed/real-estate/126583351/is-it-cheaper-to-buy-a-house-or-to-build-one> - 10 October

Monthly Committee Meeting...

Members are invited to attend our monthly committee meeting

*Where: Distinction Hotel Restaurant
Date: Wednesday, 29th September 2021
Time: 5:45 pm*

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

Have Your Say

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

Email npiacontact@gmail.com and let us know – we would love to hear from you!

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

HARCOURTS JUST RENTALS

Offering a Complete Property Management Service

- **Marketing your property** – our online marketing campaign for your property includes, free listing on www.harcourts.co.nz & 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.

Phone: 09 430 1000 Email: whangarei@harcourts.co.nz

TENANCY Practice Service

Residential Property Management Consultant

Scotney Craeg Williams L.L.B
09 425 5969 or 021 831535
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.

*For the month of November, any **NEW** membership that emails*

npiacontact@gmail.com

with their membership name together with the name of the person that introduced them to the association, will both go in the draw for a bottle of wine – to be presented at the November meeting.

***REAL ESTATE INVESTING, EVEN ON A VERY SMALL SCALE, REMAINS A
TRIED AND TRUE MEANS OF BUILDING AN INDIVIDUAL'S CASH FLOW
AND WEALTH***

ROBERT KIYOSAKI

