



Volume 2021/September Edition



*Due to the current situation with Covid*

***NZPIF October 2021  
Conference is Cancelled***

**The 2022 NZPIF Conference is Planned for  
Palmerston North – Dates to be Advised**

## **This Month's Meeting**

Wednesday 29<sup>th</sup> September, 2021 at 7pm

Distinction Hotel, Riverside Drive, Whangarei

**Please Note: Covid Requirements will be in place**

### **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** - Janet Pitman and Nancy Mirales, Experienced property experts who manage residential property in the Whangarei area and outer districts will discuss the role of residential property, including the pros and cons of self-management.

# Next Month's Meeting

Wednesday 27<sup>th</sup> October, 2021 at 7pm

Distinction Hotel, Riverside Drive, Whangarei

## Details to be Advised .....

---

**Do you have a tenant struggling to pay rent due to the recent Covid lockdowns? The following may be of assistance to them and you!**

### **Rent Arrears Assistance Housing**

**Support Product – still available but reduced to \$2,000 (from \$4,000)**

**This is a product to help tenants stay in their homes due to losing their jobs or reduced working hours**

**Tenants should contact Ministry of Social Development**

**Tenants need to prove hardship and they will be asset tested**

**This can help with overdue rent payments**

**Tenants can get up to \$2000 in a 12 month period**

## Did You Know .....

**Where a tenant requests a change that is minor** - the landlord must give permission. The Residential Tenancies Act 1986 outlines what changes will be minor. The landlord can impose reasonable conditions around how that minor change is carried out. Tenants must remove the minor changes and remediate the property when the tenancy ends.

### **The Bright Line Test has been ....**

- Increased from 5 to 10 years
- Excludes new builds (definition to be consulted on)
- Applied to property acquired on or after 27 March 2021
- Main homes and inherited property remain exempt. (some changes are occurring for a property that is both own home and a rental)
- Tax is paid at your income tax rate - up to 39%
- Already passed via a Bill

### **A New build definition is ....**

- Property should only qualify as a new build where residential housing supply has clearly increased. (One-for-one replacements)
- Early owners (no later than 12 months after Code of Compliance issued)
- Dwelling added to vacant land or replacing an existing dwelling
- Additional dwelling added to a property (stand-alone or attached and includes relocatables)
- Renovating an existing dwelling to create two or more dwellings.
- Dwelling converted from commercial premises (office block converted into apartments)

# Healthy Homes – Important Dates

## **From 1 December 2020 (was 1 July 2020)**

- Landlords must include a statement of their current level of compliance with the healthy homes standards in any new, varied or renewed tenancy agreement.

## **From 1 July 2021**

- Private landlords must ensure their rental properties comply with the healthy homes standards within 90 days of any new, or renewed, tenancy.
- All boarding houses (except Kāinga Ora (formerly Housing New Zealand) and Community Housing Provider boarding house tenancies) must comply with the healthy homes standards.

## **From 1 July 2023**

- All Kāinga Ora (formerly Housing New Zealand) houses and registered Community Housing Provider houses must comply with the healthy homes standards.

## **From 1 July 2024**

- All rental homes must comply with the healthy homes standards

**Print off a copy of the Landlord Compliance Checklist from the Tenancy Services website and work your way through this. This is the form that MBIE Compliance Team will use if they audit you – link below**

**<https://www.tenancy.govt.nz/starting-a-tenancy/new-tenancy/landlord-compliance-checklist/>**

## NZPIF Education Program for Self-Managing Landlords



- Free to members
- \$300 for non members
- On line – Self Managing Landlords Course
- **Details can be found on NZPIF.org.nz**

Enrol and then you will be sent a date you can start the course

---

## 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)

# Members Benefits

- 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 NPIA business directory
- Free copy of the Residential Tenancy Act on joining, plus a pack of tenancy forms from MBIE
- 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
- CoreLogic discounted subscription for \$80 per month, usually \$250 <http://www.nzpif.org.nz/items/view/57578>
- NZPIF benefits, conference.
- Networking through the new FB group
- Rebates and discounts from a range of National (NZPIF) Sponsors, Partners and Discounters...

## Discount Partners ...

- Bunnings
- Toshiba Heat Pumps
- Infracomfort Infrared Heating
- Carpet Court
- Unovent
- Metro Glass

## Discounts ...

- TINZ (Tenancy Information NZ)
- Veda Ad-vantage
- Guthrie Bowron /Dulux Stores
- Placemakers
- Mitre 10
- Harvey Norman,
- Harvey Norman Commercial Division
- Parmco Appliance
- Resene

## ...and Local (NPIA) Sponsors and Partners:

- Dulux Trade
- Noel Leeming Commercial
- Hubands
- Metro Glass,
- Harcourts Just Rentals
- i-Rentals Ltd Property Management Systems

# Media Links

## **DETAILS OF WHAT REMOVAL OF INTEREST DEDUCTIBILITY WILL LOOK LIKE TO BE UNVEILED NEXT WEEK**

The wait continues for those interested in knowing the details of a major law change that will require residential property investors to pay more tax.

A spokesperson for Revenue Minister David Parker told [interest.co.nz](https://www.interest.co.nz) details of exactly what the removal of interest deductibility will look like will “likely” be unveiled early next week, only days ahead of the change taking effect. The Government in March announced that from October 1, most residential property investors will gradually no longer be able to deduct interest as an expense when paying tax. The rules already apply to investors who bought property on or after March 27. The spokesperson for Parker said it was still “likely” the rule change would be made through a Supplementary Order Paper (SOP) linked to the Taxation (Annual Rates for 2021–22, GST, and Remedial Matters) Bill. The pinch for property investors is that even if the SOP is published early next week, it could be tweaked before the bill is passed.

<https://www.interest.co.nz/property/112393/government-expected-reveal-details-interest-deductibility-rule-change-property> - 23 September

## **TONY ALEXANDER ON FUTURE MOVES BY THE RESERVE BANK**

The minimum deposit for investors is 40%. Do not discount a rise in this minimum if house prices keep rising and some of the trends evident in my various surveys reassert themselves. What is more likely is that the Reserve Bank will soon impose debt to income limits – DTIs. In anticipation of this happening at least two banks are already applying maximum DTIs for some borrowers. The need for the Reserve Bank to use extra tools to suppress house price growth has increased over the past three months because of the acceleration in monthly house price increases. Now, the need has been lifted again by the likelihood that they will raise interest rates only slowly. Investors in particular might want to take the coming use of new tools by the Reserve Bank into account when they contemplate their “safe” debt levels, and their expansion plans.

<https://www.oneroof.co.nz/news/40196> - 23 September

## **GOVERNMENT LOOKING FOR WAYS TO ENCOURAGE BUILD TO RENT INVESTMENT**

Housing Minister Megan Woods says the Government has sought new policy advice on build-to-rent projects which she sees as one of the solutions to getting more housing. In her keynote address to the Property Council's two-day national conference which opened

today, Woods talked extensively about the concept where new developments are built specifically for long-term rental, particularly by corporate and institutional investors. That is a big change in New Zealand because most rental property is older housing, not purpose-built, owned by mum-and-dad investor landlords who have on average one to three rental properties. In March, Te Tuāpapa Kura Kāinga the Ministry of Housing and Urban Development established a purpose-built rental reference group to explore issues and test ideas related to the build-to-rent sector, she said. Her comments follow Kiwi Property's [announcement](#) this week that it planned 540 new build-to-rent apartments at Sylvia Park and Lynn Mall, which would cost about \$442 million to develop. She is talking to officials about ways the Government could encourage this form of investment. A lack of rental supply to meet growing demand was a key problem for the housing sector, she said.

<https://www.nzherald.co.nz/business/housing-minister-policy-advice-sought-on-build-to-rent-sector/B747BJCPECQDFHHVHP6V5Q62Q/> - 23 September

#### **TONY ALEXANDER EXPLAINS WHAT HE THINKS WILL HAPPEN WHEN AUCKLAND COMES OUT OF LOCKDOWN**

What's likely to happen when Auckland comes out of lockdown? We'll probably see a new wave of people seeking to buy property, driven by awareness of what happened when the last nationwide lockdown ended in May last year. Prices have soared 37% nationwide since then with Auckland ahead by 34%. But will the same prices growth happen? No. Read this article to find out why.

<https://www.oneroof.co.nz/news/tony-alexander-what-will-happen-to-house-prices-when-auckland-comes-out-of-lockdown-40156> - 16 Sept

---

## **Monthly Committee Meeting...**

Members are invited to attend our monthly committee meeting

**Where:** Distinction Hotel Restaurant  
**Date:** Wednesday, 29<sup>th</sup> 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

## 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)



**Would you like to expand your rental portfolio but  
dont know where to start?**

Get in touch with **Tammy Drinkwater** and she'll be more than happy to help navigate finding your next investment property!

M **021 892 443** P **09 438 2054**

[tammy.drinkwater@harcourts.co.nz](mailto:tammy.drinkwater@harcourts.co.nz) i [www.whangareipropertymanagement.co.nz](http://www.whangareipropertymanagement.co.nz)

# Looking for a Property Manager .....

## 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](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.

#### Location

33-35 Robert Street,  
PO Box 5030,  
Whangarei

Phone: [09 430 1000](tel:094301000)

Email: [whangarei@harcourts.co.nz](mailto:whangarei@harcourts.co.nz)

---

## ***i-Rentals***

---

**Property Management Systems**

**Roger Raymond**

Phone: 09 946 0044 or 027 493 739

**[www.i-Rentals.co.nz](http://www.i-Rentals.co.nz)**