

VOLUME 2022/FEBRUARY EDITION



**WELCOME TO
PROPERTY
INVESTMENT
2022**

THIS MONTH'S MEETING

Wednesday 23rd February 2022 at 7pm

Dickens Inn, Quality Street Mall

Upstairs Room

71 Cameron Street, Whangarei

*Please Note: A Mask and Vaccine Passport will be
required to enter the premises*

Ronald Fajutnao ...

Immigrated from the Philippines to NZ in 2019. Having arrived with minimal funds, he started creatively investing and now owns several properties in Whangarei.

Join us to hear Ronald share with us a different strategy for a

Higher Income Yield!



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 and 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

The Monthly Committee Meeting is held from 5:30pm, before the Monthly Members Meeting. Members are welcome to join us to discuss Association Business and other topics. Light refreshments are served.

NEXT MEETING

Wednesday 30th March 2022 at 7pm

Dickens Inn, Quality Street Mall
Upstairs Room
71 Cameron Street, Whangarei

Details to be Advised

As Kiwis struggle to get money out of the main banks ... many are thinking about non-bank lenders.

These businesses lend money to buy property ... but don't have the same strict lending criteria, as the banks.

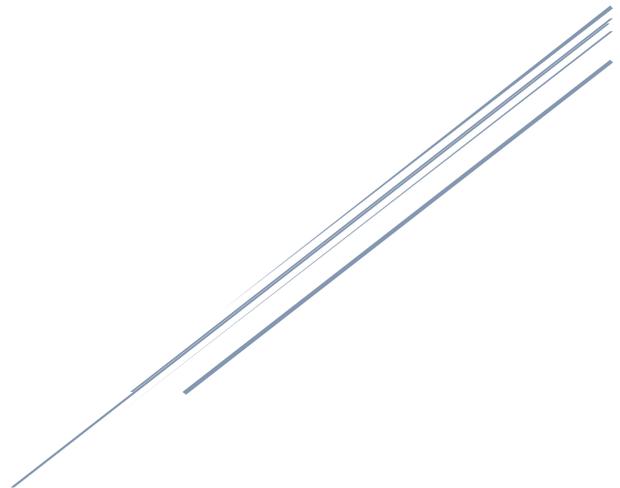
So, if you're thinking - "should I use a non-bank lender?" Check out this YouTube link below -

<https://www.youtube.com/watch?v=4cUicn5HuC8>



Potential Speakers During 2022

- **Inland Revenue Department** - to discuss the Recent Changes of Tax Regulations and how they impact Property Investors. Key Points that could be discussed are as follows –
 1. Bright-line extension to 10 years
 2. Changes to the bright-line main home exclusion
 3. New Tax Return Key Points
 4. Record Keeping Requirements
 5. Interest limitation
 - Application Date
 - Phasing
 - Exemptions
- **Steve Goodey** – One of New Zealand’s leading Property Investor Speakers who is committed to imparting his tremendous depth of knowledge and experience in all property investment strategies, to those seeking a safe, successful, and rewarding property journey.



NZPIF Conference 2022

Palmerston North Conference and Function Centre

9th to 11th September 2022

Watch this Space for further Details

**"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





SURVEY SHOWS PROPERTY INVESTMENT MARKET CHANGING

More residential landlords are selling their properties, but a new survey suggests an exodus of landlords from the rental market remains unlikely. early 20 per cent (19.9 per cent) of 913 respondents to *NZ Property Investor* magazine's annual survey had sold a property within the past year, up from 17.71 per cent the year before. Government policy changes were the biggest barrier to buying more properties for 30.9 per cent of respondents, followed by bank credit policy (20.1 per cent) and [lenders' servicing criteria](#) (17.5 per cent). To read more click this link ...

<https://www.stuff.co.nz/life-style/homed/real-estate/127702325/mass-exodus-of-landlords-from-rental-market-unlikely-survey-shows> - 8th February

BUILDING COSTS SHOW NO SIGNS OF SLOWING DOWN

Building costs are on the rise and showing no signs of slowing down. Corelogic's Construction Cost Index has found prices are rising at the fastest pace in almost four years thanks to COVID-related supply issues, timber prices and record consents. Real estate education company Property Apprentice is now advising its clients not to buy new because of the exploding costs. "You just have to be careful with the deals you're entering into. And I'm not saying all new builds are bad either, you just need to make sure you've got finance sorted before you enter into that contract," Property Apprentice investment coach Debbie Roberts says. Construction costs leaving builders and prospective buyers banging their heads against a very expensive wall.

<https://www.newshub.co.nz/home/money/2022/02/new-zealanders-warned-over-risks-of-buying-new-builds-as-building-costs-escalate.html> - 9th February;

<https://www.rnz.co.nz/news/national/461140/house-building-costs-continue-upward-surge-with-plenty-more-growth-likely> - 9th February

REPORT OF THE REVIEW ON THE NEW REGULATIONS OF THE CCFA DUE IN APRIL

It was meant to protect vulnerable borrowers from getting too deep into debt or being targeted by predatory lenders. Instead, the introduction of regulations tightening up the Credit Contracts and Consumer Finance Act (CCCFA) has resulted in a raft of tales from would-be borrowers about being turned down for home loans because they are pregnant, spend too much on Netflix - or even being told they need to stop going to therapy. Just over two months since the changes on December 1, Commerce and Consumer Affairs Minister David Clark has ordered a review by the Ministry of Business, Innovation and Employment, with a report due back by April. Three years before the changes, banks warned the Government that

<https://www.nzherald.co.nz/business/credit-crunch-or-responsible-lending-has-the-law-gone-too-far/QQ6HHQ6ULE763M45DO74SHYAXU/> - 4th February

<https://www.stuff.co.nz/business/money/127633424/ccfa-rules-are-bad-but-theyre-slowing-the-abnormal-increase-in-home-lending-economist-says> - 6th February