



## **Northland Property Investors Community**

Going above and beyond to encourage, educate and provide networking opportunities to see Northland Property Investors succeed.

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**Welcome to 2024**  
and a year of  
**Successful Property**  
**Investing!**



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## **February Event**

**Wednesday, February 28th at 7.00pm**

**Please Note: We have a new venue for 2024**

**Venue:**

Distinction Hotel  
9 Riverside Drive  
Whangarei

*Don't forget to bring your membership card to our meetings as it facilitates quicker registration and helps us all get to know who's who.*



*Featuring.....*

## **Nicole Lewis**

**CEO of The Property Lifestyle**

**International Best-Selling  
Author Property Mentor  
Public Speaker  
Passive Income Expert**


As an award-winning property investor, Nicole Lewis, CEO of The Property Lifestyle, is **known as the Queen of Property**, generating incredible property deals. With her background working within global corporations, and as an international speaker and mentor, Nichole created The Property Quadrants method that helps you move from cash poor to cash rich to own your future. Her book Property Quadrants covers her tried and tested formula that she used to replace her corporate salary with passive income.

Property Quadrants is a concept related to Robert Kiyosaki's Why the Rich are Getting Richer. The book examines the four ways that real estate investing works. It includes real-life stories of people who have used the formula to invest in multiple properties.

Nicholes presentation will also cover how as a property investor she lost everything when the GFC hit and how she turned things around ... again thanks to property.

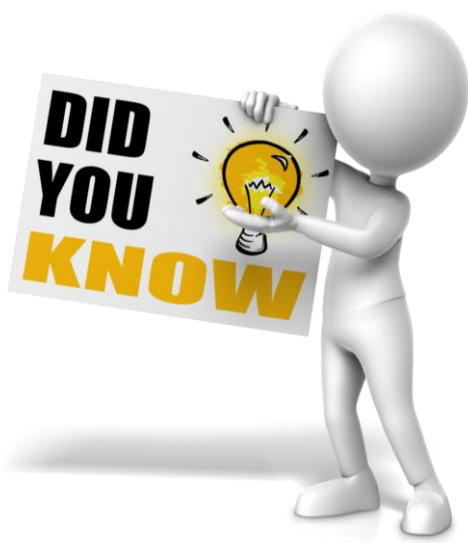
The Property Lifestyle's MISSION is to help you create wealth through property in 10 years or less regardless of age, income, or experience. Property is a formula that when applied creates wealth which is so much more than money. They help you; you help others.

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What's Next?

**March 27th, 2024**  
Details to be advised




### **Invite a Friend**

As members, you are welcome to bring a friend, free of charge to any NPIA Members Meeting. They can attend up to 2 meetings before needing to formally join the Association and pay for their membership.

### **Free Tenancy Advice for NPIA Members**

Did you know that members have access to Scotney Williams from [The Tenancy Practice](#) Service for personalised and specific advice!

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Tip of the Month!

Research, research and research some more .... To reach your investment goals you need to fully understand the market in the area that you're investing in and the property you're buying.

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Thank you to One Roof for publishing the following article.



 **OneRoof**

**Written by Ed McKnight -  
Resident Economist at  
Opes Partners**

## **12 Predictions for How the Housing Market will Perform in 2024**

**ANALYSIS:** The last four years have been a rollercoaster ride for the housing market. House prices dipped in the months after Covid hit but then jumped 40%, with the nationwide average property value peaking at \$1.09 million in February 2022 before dropping 14% and bottoming out at \$943,749 in June this year.

Since then, the nationwide average property value has crept up almost 3%, with momentum building in most regions, but specifically in the major metros. But what will the story be in 2024? Will prices continue to climb, and if so by how much?

Here are my 12 predictions for how the housing market will perform in 2024 -

### **1. January – Everyone has an Opinion About Property**

Every year, families around New Zealand gather for BBQs and get-togethers. This is where the armchair economists come out and pronounce their predictions.

These well-meaning family members often sound confident. So, it's tempting to think their analysis is correct. This is the Dunning-Kruger effect.

When someone learns a little about a topic, they get confident and overestimate their expertise. So it's tempting to think, "This person knows what they're talking about".

Just be careful before you start taking Uncle Joe's word as gospel.

### **2. February – Building Consents Crash**

Building consents peaked in February 2022, with 4200 consents issued that month. Today, consents per month have fallen to about 3000. That trend is likely to continue. Property prices have fallen while construction costs have gone up.

Many developers have paid a lot of money for land. If they build today, they won't be able to sell them for a profit. So many developers will sit on their hands waiting for property prices to rise.

### **3. March – The Average Kiwi Notices Property Prices are Bouncing Back**

Property prices have bottomed out across most of New Zealand. Depending on which data you look at, they are up 2-4%. That's not enough for the average punter on the street to notice. But once we get to March, Kiwis will likely change their tune. Expect the water-cooler conversations to become more positive.

### **4. April – Lower taxes for property investors**

By April, National and Act's lower property taxes will start to phase in. At that point, the bright-line test will likely go back to two years. These policies have already been announced. But once they take effect in April, this will contribute to a changing of the tune.

## **5. May – Interest Rates Still Hurting Investors' Cashflow**

ANZ thinks interest rates will peak in March 2024. Even if that's true, by May, interest rates will still be high. This will continue to hurt property investors' cashflow. OneRoof's data partner Valocity estimates that over nine in 10 properties bought today are negatively geared.

## **6. June – National Cuts Kiwi Build**

National has already announced that they plan to scrap Kiwi Build. It wants to use the money to incentivise councils to consent more properties. This probably won't make much difference to the number of consents issued in 2024. But it could sow the seeds for a recovery in the residential construction sector in 2025 and 2026.

## **7. July – Inflation Really Starts to Fall Away**

Inflation is currently 5.6%, having peaked at 7.3% last year. By the time new data comes out in July, inflation will likely be substantially lower. The banks expect inflation to be between 2.5% and 4% at that point.

Last month, the Reserve Bank released new inflation forecasts. It thinks inflation will be back under 3% in the third quarter of 2024.

## **8. August – Rents Continue to go Up**

Our population is growing fast. Over the last year, migration added 118,800 to our population. These people need somewhere to live. That puts pressure on the rental market. I'm picking that rents will go up faster than 5%.

## **9. September – Debt-to-Income Ratios (DTIs) Come In**

By September, I'm picking that Reserve Bank Governor Adrian Orr will bring in debt-to-income (DTI) ratios. That will make getting a mortgage for an existing rental property harder. New builds won't have to follow this new rule. Once again, the Reserve Bank is pushing property investors towards new builds. It wants to grow the housing supply.

## **10. October – Interest Rates Start to Fall**

By the end of the year, we should see interest rates lower than they are today. It could be a bit sooner. By October, I think you'll notice the falls. Wholesale rates are trending down. That means it's costing the banks less to lend you money for a mortgage. The one-year interest rate could be in the low-to-mid sixes by the end of next year.

## **11. November – Some Builders go Bankrupt**

The property market has been slow over the last year. That hasn't impacted developers' bank accounts too much. They sold lots of houses in 2021 and have been finishing them over the last 2 years.

Developers get paid when they finish houses. So they've had money coming in the door even while they haven't been selling much. But that impact will come. Once they've finished their pipelines, some builders will go bust.

## **12. December – We'll Know How Many of these Predictions are Correct**

Economists make predictions and forecasts, knowing that the exact details will be wrong. We expect to be wrong. The purpose of making forecasts and predictions is to get a sense of what could happen and how to prepare for it. It's not to get everything exactly right. If more than half of these predictions are correct, I'll be happy. By December next year, we'll see.

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Advice for First Home Buyers  
and Property Investors



**KEITH HAY  
HOMES**

**BUILDING  
HOUSES  
SINCE 1938**

The logo for rental experts, featuring the text 'rental experts' in a white sans-serif font, with 'THE EXPERTS IN PROPERTY MANAGEMENT' in a smaller font below it. To the right of the text is a graphic of a blue house icon. The background of the block is an aerial view of a residential area with houses and trees, with a blue arrow pointing towards the right.

We are the Northland  
property management team  
that can be counted on to get  
the job done.

**NPIA Silver Sponsors**

## Sponsorship Opportunities

### Become a Sponsor

Get in front of serious property investors in Northland by becoming a Sponsor or Corporate Member of Northland Property Investors Association (NPIA). Our regular monthly events and communications provide a variety of channels and opportunities to connect with members who are purchasing, renovating and renting investment property.

### Help Us Spread Our Message and Grow

To raise the profile of our Association, please like our Facebook page. And as always, any feedback you have, please let the committee know via [email](#).



***For further information, please contact ....***

**Jenn Long - Secretary**

021 144 2615

Alternatively, you can [Click Here](#) to email

For a full list of the Committee, please [Click Here](#)

*The Monthly Committee Meeting for February will be held at Distinction Hotel from 5:30 pm, before the Monthly Members Meeting. Members are welcome to join the meeting to discuss Association Business and other topics. Light refreshments will be served.*