



Property  
Brokers <sup>B</sup>

# Welcome to our HBPIA June 2021 Meeting



*Willis*  
Willis Legal





**Property  
Brokers**

*Special welcome to all our Guests,  
and Sponsors and members*



*Willis*  
Willis Legal





# Health & Safety Compliance

- *Emergency Procedures*
- *Cell Phones Off*
- *Toilets*
- *No Smoking*



# Disclaimer

*HBPIA is a Not-For-profit Organisation and does not provide financial, legal, tax, or accounting advice. Information provided by, on behalf of, or under the auspices of HBPIA is necessarily of a general nature. HBPIA and its officers and agents have no responsibility or liability of any kind to any person for such information. HBPIA recommends you consult appropriate professional advisors before making any investment decision or entering into any investment or transaction.*

## Business Partner update



CurtainStudio

- Carpet court has recently purchased curtain studio.
- NZPIF now have them as a business partner.
- Special pricing is available for members



15 TO 17 OCTOBER 2021  
WELLINGTON



# OPES PARTNERS 2021 NZPIF CONFERENCE

HOSTED BY WELLINGTON PROPERTY INVESTORS' ASSOCIATION

## MEET SOME OF OUR SPEAKERS



DAVID  
SEYMOUR  
ACT LEADER



TONY  
ALEXANDER  
ECONOMIST



SCOTT  
ROBERTSON  
CRUSADERS COACH



NICK  
GODDALL  
CORELOGIC

## Property Team Works

People, Professionalism, Prosperity

Join us for three days of inspirational & educational speakers, sponsors, and activities that will teach you how to build a strong team of the right people to create real property prosperity.

### Additional Speakers

Sharon Cullwick - NZPIF  
Kyrn Gosse - Tiny Homes  
Alysha Hinton - Duncan Cotterill  
Niall Heeran - Copo Property Management  
Nick Gentle & Maree Tassell - iFindProperty  
Trish Love - Love to Grow  
Kris Pedersen - Mortgages  
...and more!



Harbourside Function Venue  
4 Taranaki St, Te Aro, Wellington



For more info and to register:  
[www.propertyconference.org.nz](http://www.propertyconference.org.nz)

WHEN and WHERE

15 – 17 October 2021

WELLINGTON



# SPEAKERS

Nick Goodall – CoreLogic

David Seymour – ACT Party leader

Scott Robertson - Crusaders

Tony Alexander – Economist

Trish Love – Accountant

Nick Gentle and Maree Tassell – Investing mindset



# Breakout sessions

Kyron Gosse – Tiny Homes

Kris Pederson – Mortgage broker – Finance options

Alysha Hinton, Duncan Cotterill – Change is here

Niall Heeran – New tenancy regulations



# Time for socialising and networking

Friday evening – Official Opening

World of Wearable Arts, Landlord style

Saturday evening – Gala Dinner

Awards and entertainment  
by The Relatives.



# Register now

Go to [www.propertyconference.org.nz](http://www.propertyconference.org.nz)



## **NZPIF has again secured two awards for the 2021 year**

- Landlord of the Year sponsored by Ministry of Business Innovation and Employment
- NZPIF/Resene Renovation of the Year



**What's all the talk about DTI?**

# **‘Design of the interest limitation rule and additional bright-line rules’**

## **Consultation paper**

### **What is exempt?**

- Commercial or industrial properties
- Employee accommodation, farmland
- Care facilities such as hospitals, convalescent homes, nursing homes, and hospices
- Commercial accommodation such as hotels, motels and boarding houses
- Retirement villages and rest homes
- Community housing providers
- Kāinga Ora and its wholly owned subsidiaries

## **Short term accommodation**

The general intent is for both long-term residential accommodation and property that is easily substitutable for long-term residential accommodation to be included in the scope of the interest limitation rules.

Includes Short-stay accommodation.

The Government is concerned that a carveout allowing owners of serviced apartments to claim interest deductions may lead to the conversion of regular apartments into serviced apartments, which would reduce effective housing supply.

## **New build definition**

- 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)

## **Write a submission**

- Details of the discussion document named 'Design of the interest limitation rule and additional bright-line rules'
- Summary sheets are available at [taxpolicy.ird.govt.nz](http://taxpolicy.ird.govt.nz).
- Consultation closes 12<sup>th</sup> July
- Send to [Policy.Webmaster@ird.govt.nz](mailto:Policy.Webmaster@ird.govt.nz)

## **What are the opportunities?**

- Less competition
- Wait four years for rents to increase
- Restructure finance
- Increase cashflow (Extra features, extra bedroom, parking, minor dwelling)
- Build new rentals
- Form Joint Ventures

## 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

## **NZPIF New Documents**

- Healthy Homes compliance document
- On-line Tenancy Agreement.
- Motel style directory
- These can be found on the members only section of the web site.



# July Event

**Monday 19<sup>th</sup> July**

**(The third Monday of the month)**

*Havelock North Community Centre*

**Open space forum**



# Mid Winter Christmas

**Wednesday 28th July**

**6pm**

**Norfolk Restaurant Napier RSA**





# **August Event**

**Monday 16th August**

**(The third Monday of the month)**

**Kiwi Tax**

**38 Bridge Street**

**Ahuriri**

**??**



## Coffee Club

- First Saturday of the month
- 10am – until about 11.30am
- No 5 Café and Larder,  
248 State Highway 2,  
Mangateretere
- All welcome



**Tonight speaker is:**

**Megan Burney**

**from Abode**

**Topic: Healthy Homes**

## **Limit rent increase to once per year, per property**

- Limit rent increases to once every 12 months per rental property (rather than once every 12 months per tenancy),
- This is to help mitigate potential negative impacts on tenants from the tax changes.
- Will involve a change to the RTA
- In consultation



**Property  
Brokers**

*Please stay behind to enjoy a coffee and a  
chat.*

*Thank you.*



*Willis*  
Willis Legal

