

This Month's Meeting: Wednesday 29th July 2015

Committee Meeting: 5:30pm

Event Starts:

7.00pm Mix' n Mingle

7:20pm Sponsor's Promotions

7.30pm Guest Speaker Presentation

Where:

Northland Cricket Training Room, Okara Drive,
Whangarei, North End of Spire Pavilion Car Park.

NEWS FLASH!

**MEMBERS NOW NEED TO
BRING THEIR CURRENT
NPIA MEMBERSHIP CARDS
TO INSERT IN THE PLASTIC
NAME TAG HOLDERS!**

NOTE: Monthly meetings are open to NPIA Members AND invited guests (2 free visits per guest sponsored by any NPIA member).

Email:
npiacontact@gmail.com



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This Month's Speaker

Craig Bain

NZ Fire Service

Station Officer—Risk Management

Craig Bain is from the NZ Fire Service and will be speaking to members about a non-commercial recommendation of smoke alarms and the recently passed law relating to Landlords and Smoke Alarms.



Upcoming Events

Anthony Gysberts

Harcourts Whangarei, Optimize Realty Limited MERINZ

Anthony was previously a mobile business manager for New Zealand's largest bank and is now a rising star in one of the largest real estate companies in the country.

He will discuss the latest trends in the housing market. He will also give the step-by-step guide into auctions and multiple offer sales, which are now becoming more common.

If you are thinking of buying or selling in the Northland market, this is the night you do not want to miss!

TENANT WATCH

Watch out for these tenants do not rent to them.

Members please log in at

<http://northland.nzpif.org.nz/>

to access this list from the 'members only' library.

If you have someone to add to this list, please email us at npiacontact@gmail.com

with 'Tenant Watch' in the subject line.

Thanks to all of the contributors for helping to protect members from bad tenants.

Help us help you — tips for members!

If you or change your residential and/or email address, please advise us at the time so we can send our newsletter and NZ Property Investors Magazines to the correct address. We also need to know when you change your email address to ensure you can continue to login and access Members Only areas and resources on NZIPF and NPIA webpages, i.e. your current email address needs to match the NZPIF database one. Contact: npiacontact@gmail.com

Here is a media release from Nick Smith announcing that tenancy law changes will include insulation and smoke alarm requirements.

<https://www.beehive.govt.nz/release/tenancy-law-changes-include-insulation-and-smoke-alarm-requirements>

"The new law will require retrofitting of ceiling and underfloor insulation in rental homes over the next four years. The requirement applies from 1 July 2016 for social housing that is heavily subsidised by Government, and from 1 July 2019 for other rental housing, including boarding houses. There will be exemptions, such as where it is physically impractical to retrofit insulation due to limited space underfloor or inaccessible raked ceilings.

"There will also be a new requirement from 1 July 2016 for all landlords to state in tenancy agreements the level of ceiling, underfloor and wall insulation to help better inform tenants

From 1 July 2016 all tenanted properties will require smoke alarms.

Here is a media statement from NZPIF - <http://www.nzpif.org.nz/news/view/57302>

LANDLORDS WANT WARM AND HEALTHY HOMES TOO

OPINION:

The total rental housing stock in New Zealand numbers around 440,000, including approximately 60,000 owned by Housing New Zealand. Judging from the recent 'noise' in the media about cold and damp houses an uninformed bystander could be forgiven for thinking every rental property in the country is in dire need of a 'warm and healthy' makeover. Most of the political parties favour a Building Warrant of Fitness (BWF) as the panacea for warm and healthy homes for all. Recent statements from Prime Minister John Key and deputy Bill English suggest the National party is starting to go cool on the idea. The provision of warm and healthy rental properties is a no brainer for astute landlords - it simply makes good business sense. Warm tenants are happy tenants. And they are likely to stay longer if their rented accommodation is meeting all their other housing needs. <http://www.stuff.co.nz/taranaki-daily-news/opinion/69802173/Colin-Comber-Landlords-want-healthy-rentals-too> - 30 June

Originally aired on [Morning Report, Tuesday 30 June 2015](#)

The Inland Revenue Department wants the Government's new housing capital gains tax to apply to the family home -- in some circumstances.

- [Play](#)
- Download: [Ogg](#) | [MP3](#)
- [Share](#)

<http://www.radionz.co.nz/national/programmes/morningreport/audio/201760427/bright-line-tax-will-apply-to-family-home-in-some-cases> - 30 June

NEW TOOL AIMS TO TRANSFORM NZ COMMERCIAL LEASING

A new resource launched on June 30 encourages tenants and landlords to join forces to create better performing, more energy efficient buildings. The Performance Leasing Guide and Model Clauses is a joint initiative between government and industry, developed by the Energy Efficiency and Conservation Authority (EECA), lawyers DLA Piper New Zealand, and the New Zealand Green Building Council (NZGBC). With model clauses that may be pasted directly into lease agreements, the Guide covers issues such as co-operation between tenants and landlords, energy use, water and waste, quality of the indoor environment and use of rating tools such as Green Star and NABERSNZ. <http://www.scoop.co.nz/stories/BU1507/S00025/new-tool-aims-to-transform-new-zealands-commercial-leasing.htm> - 1 July

NEW LEGISLATION GIVING MINISTERS POWER TO SELL STATE HOUSES ON BEHALF OF HNZ

Legislation giving government ministers sweeping new powers to sell off state houses without the approval of Housing New Zealand has been tabled in Parliament. Social Housing Minister Paula Bennett's bill would give ministers the power to enter into contracts on behalf of Housing NZ or its subsidiaries.

<http://www.stuff.co.nz/national/politics/69886055/ministers-seek-power-to-bypass-housing-nz-for-state-house-sales> - 1 July

CHANGES GIVE CERTAINTY TO COMMUNITY HOUSING SECTOR

Tax provisions to ensure community housing providers can continue to offer housing support to New Zealanders will give the sector the certainty it needs to keep growing, Ministers Paula Bennett and Todd McClay say. "Some community housing providers risk losing their charitable status by supporting people into home ownership," Social Housing Minister Paula Bennett says. "We are of the view these providers give invaluable service and as such we want to ensure they are not worse off financially," Mrs Bennett says. "In practical terms, the loss of charitable status means losing the income tax exemption and done status, which could impact their ability to attract philanthropic funding," says Revenue Minister Todd McClay. A point of entry test and new eligibility criteria will be introduced, centred on the income and assets of the community housing providers' clients, and will match the KiwiSaver HomeStart programme criteria <http://www.scoop.co.nz/stories/PA1507/S00026/changes-give-certainty-to-community-housing-sector.htm>

NEW LOW FIXED MORTGATGE RATE - 1 July

ASB has set a new low in the current round of fixed mortgage rate cuts. It is offering a one year fixed 'special' at 4.89%, down -10 bps from its prior 'special' for this term.

The offer is stated as 'limited time'. but no end date was announced.

<http://www.interest.co.nz/news/76328/main-banks-are-now-setting-pace-home-loan-rate-cuts> - 2 July

GOVERNMENT TO ANNOUNCE CHANGES TO TENANCY LAW AT THE END OF THIS MONTH

Government considers tenancy law changes for long-term renters

The Government is considering changes to tenancy laws, to support the growing number of 'forever renters.' Will announce changes towards the end of this month <http://www.radionz.co.nz/audio/player/201760933http://www.radionz.co.nz/national/programmes/morningreport/audio/201760933/government-considers-tenancy-law-changes-for-long-term-renters> - 3 July

PRESSURE ON LANDLORDS TO GIVE MORE RIGHTS—5 July

The pressure is on to give tenants more rights, as increasing numbers of people find themselves renting for longer and later into life. The number of people in their early 30s who own their own home has dropped from half in 2001 to about a third. Many renters want more secure tenancies and the ability to make minor changes, such as adding a new coat of paint. Government Action

While home ownership and housing affordability have dominated the agenda for this government, the Building and Housing Minister, Nick Smith, said change was coming for those in the rental market. "We are not prepared to give up on a generation and say renting is as good as it gets, but equally so we're interested in improvements we can make in the residential tenancy law to try and provide a greater degree of security and to make it work better for those that are renting."

Officials were working on possible changes, with legislation set to be introduced to Parliament in the second half of this year, and announced as early as this month, Dr Smith said. Reform was unlikely to go as far as the regulations that governed the German rental system, but he was prepared to review the standard tenancy contract outlined in the Residential Tenancies Act, he said. Note: this article also gives a link to the Insight programme on renting which was broadcast on Sunday.

<http://www.radionz.co.nz/national/programmes/insight/audio/201760971/insight-for-5-july-2015-getting-real-about-renting> -

TENANCY LAW CHANGES

Here is a media release from Nick Smith announcing that tenancy law changes will include insulation and smoke alarm requirements. Please forward this information to your members. <https://www.beehive.govt.nz/release/tenancy-law-changes-include-insulation-and-smoke-alarm-requirements> - 9 July Here is a media statement from NZPIF - <http://www.nzpif.org.nz/news/view/57302> - 9 July

WARRANT OF FITNESS NOT WARRANTED – Nick Smith

<http://www.scoop.co.nz/stories/HL1507/S00061/the-minister-of-housing-warrant-of-fitness-not-warranted.htm> - 10 July

ALL TIME HIGH FOR HOUSE PRICES IN AUCKLAND – REST OF THE COUNTRY PRICES LARGELY FLAT— 13 July

There is no sign of housing prices cooling in Auckland, where the median dwelling price rose to a new all time high of \$755,000 in June, compared to \$749,000 in May and \$600,000 in June last year, according to the Real Estate Institute of New Zealand. That means the median selling price in the Auckland region has risen by \$155,000 (25.8%) in the last year or nearly \$3000 a week. However around the rest of the country prices were largely flat last month, with the median price for all parts of the country excluding Auckland coming in at \$340,000 in June, a decline of \$9000 compared with May and unchanged since June last year. <http://www.interest.co.nz/property/76464/auckland-house-prices-surge-new-record-rest-country-flat-reinz>

FOREIGNERS SHOULD BUILD NOT BUY HOUSES

BNZ chief economist Tony Alexander has called on New Zealand leaders to require foreigners to build new places rather than buy existing Auckland houses. Alexander's call [follows the Herald's revelations](#) that people of Chinese descent accounted for 39.5 per cent of the almost 4000 Auckland transactions between February and April. http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=11480028 – 13 July

ISSUE OF CHINESE BUYING AUCKLAND PROPERTIES IS BIGGER THAN YOU THINK

[The Herald reported at the weekend](#) Labour data that showed people of Chinese descent accounted for 39.5 per cent of the almost 4000 Auckland transactions between February and April. Yet Census 2013 data showed ethnic Chinese who are New Zealand residents or citizens account for only 9 per cent of Auckland's population. The property insider - who wanted to protect their identity because they feared for their job - said the situation was much more serious than the Labour data suggested. The numbers should be more than doubled due to the weight of capital coming out of Mainland China, the whistle blower said. http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=11480138- 13 July

APIA TV

The Auckland Property Investors' Association (APIA) is now offering Northland Property Investors Assn members the opportunity to participate in the A.P.I.A. TV Affiliation Programme.

APIA TV is a dedicated property video channel powered by APIA. Originally designed as an alternative portal of information for our members, APIA TV has since grown into a dynamic dedicated video channel bringing investors all over the world timely and worthwhile information pertaining to their portfolios.

The channel adopts a broad-scope approach to property education and has since launched a number of specific series that has been well received by its viewers.

The APIA TV Affiliation Programme is a response to the growing number of enquiries we have received from members as well as committee members of our sister associations. We have identified that there is a demand in the property investor community for this product.

The scheme operates as below:

Subscription to APIA TV will be available to members of any NZPIF affiliated PIAs and will receive access by entering a unique association discount code. APIA have heavily discounted the subscription for our members and the information is found in the 'members only' area USER LOGIN <http://northland.nzpif.org.nz/>. The registration link is then found under the About Us Tab and Sponsors Tab. Please contact/email us for our branch pass code to access.

NZ Property Investors Federation and Ministry of Business,
Innovation and Employment - Building and Housing

LANDLORD OF THE YEAR 2015

Celebrating achievements in

- Positive tenant/landlord relationships
- Landlord business practices
- Profitability of portfolio



Open to members of Property Investors' Associations affiliated to the NZ Property Investors' Federation.



Who will be the 2015 Landlord of the Year?

Sponsored by Ministry of Business Employment and Innovation (MBIE) once more, applications for 2015 Landlord of the Year are now open. Lyn Marshall from Nelson PIA was the 2014 Landlord of the Year and we are now searching for the 2015 winner. The winner of this Award not only receives the Cup for the year and a framed certificate to keep, he or she also receives \$1,500 and a further \$500 goes to their Association.

All members of PIAs who manage all or some of their own properties are encouraged to look at the criteria outlined here (<http://www.nzpif.org.nz/items/view/55759/>). An application form can be downloaded from here as well. Applications should reach the National NZPIF office in Christchurch by 28 August. The winner of the Award will be presented by MBIE during their presentation at the 2015 Conference in Auckland on 18 of October.

<http://www.nzpif.org.nz/items/view/55759/>



Mark Loheni **Mobile Mortgage Manager**

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Tel: 092522764

Mob: 0274824234

ANZ Property Focus

“TREND VERSUS THE CYCLE”

SUMMARY

Our monthly *Property Focus* publication provides an independent appraisal of recent developments in the property market.

THE MONTH IN REVIEW

The RBNZ cut the OCR by 25bps and signalled at least one further cut to offset the expected weakening in demand from the lower terms of trade and to ensure inflation climbs back to the middle of its target range. The Auckland housing market is currently running hot, with REINZ data showing annual house price inflation in the region at a 19-year high, supported by record net immigration and low fixed mortgage rates. There are fears that an OCR cut will provide an unwelcome boost to Auckland prices, but we expect that pending changes to the LVR speed limit policy and the Government tax initiatives for investors will help bring greater balance to the Auckland property market.

For the full report: <http://www.anz.co.nz/commercial-institutional/economic-markets-research/property-focus/>
If you are taking out a new loan with ANZ, don't forget to mention that you are taking up the NPIA - ANZ Partner Program Offer! NUMBER 200508

This month's *Useful Links*

<http://propertyplusnorthland.co.nz/> article library, latest issue and podcasts.

www.energise.co.nz Web design, Mobile Web Sites, SEO and Online Shops.

<http://www.smconveyancing.co.nz/fees.htm> Fixed Legal fees

<http://www.propertytalk.com/forum/forum.php> Excellent resource for Investors

<https://www.facebook.com/photo.php?v=10152526137047088>

Why Are Auckland house prices so high? Check APIA TV public postings on Facebook

<https://mail.google.com/mail/ca/u/1/#inbox/148523b541e59da7> NZPIF latest media releases

<http://www.anz.co.nz/commercial-institutional/economic-markets-research/property-focus/> for the latest ANZ *Property Focus Report*

<http://www.nzpif.org.nz/contents/tags/406/political+reports> Latest political REPORTS: <http://www.nzpif.org.nz/news/view/56798>



Residential Property Management Consultant

Scotney Craig Williams L.L.B.
7 Jackson Crescent, Martins Bay
RD 2, Warkworth 0982
09 4255969, 021831535
scotney@tenancypractice.co.nz

Tenancy Practice Service offers members a **free short phone call** for advice should you need it: **0800 483 626**

scotney@tenancypractice.co.nz

If you need advice the short consult is provided by the association as a member benefit.

TPS also have very effective debt collection which also free provided you have the right clause in your agreements whereby the tenant agrees to all pays debt collection costs relative to the tenancy.

Every week of 2014, you can watch a short free training video relating to the Residential Tenancies Act 1986 and/or Amendment Act, by Scotney Williams: <http://www.tenancypractice.co.nz/snippet>

MEMBER Benefits

ANZ Home Loan Discounts and Seminars

- 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 NPPIA business directory
- Free Tenant Watch List
- 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.

Rebates and discounts from Sponsors: Barrells 100% Electrical commercial rates and promotions, Energise Web Design, Caltex Star card, Placemakers, Parmco Appliances, Crombie Lockwood Insurance, Dulux Trade, Harvey Norman Commercial, LG Heat Pumps, Toshiba Heat Pumps and Bunnings and others.

Your Membership to the Northland Property Investors Association is an investment in your Property Business. Ask at the next meeting. Members receive full access to great discounts on joining and renewing subscriptions.

Want to Join the Northland Property Investors Association ? You can link on this web site and use your credit card – <http://northland.nzpif.org.nz/registrations/join>

Please email: npiacontact@gmail.com

Annual Subscriptions: <http://northland.nzpif.org.nz/registrations/renew>

Contact Us

NPIA Committee

Michael Tasker	021 388 885	President
Gordon Lambeth	021 0337 607	Speakers
Dianne Simpson	021 173 6862	Subs/Newsletter
Dan Simperingham	027 696 3001	Committee Member
Julie Gordon	021 122 0033	Secretary/Treasurer
Craig Gordon		Committee Member
Hedley Evans	0274 738 216	Sponsors Manager



Northland Property Investors Association
P O Box 1640
Whangarei 0140
Email: npiacontact@gmail.com

NPIA Business Partnerships

SILVER Level Sponsors

Contact:

Ian Reeves

LLB

Director

www.smconveyancing.co.nz



Henderson Reeves
Connell Rishworth
creating smart legal solutions

- Property – buying & selling
- Commercial – Business & Farms
- Family
- Employment
- Litigation/Disputes
- Environment
- Estate Planning, Trusts & Wills

www.hendersonreeves.co.nz



GOLD Level Sponsors

 **noel leeming**
commercial

Northland Property Investors Association / Noel Leeming

Northland Property Investors Association and Noel Leeming Whangarei, Warkworth and KeriKeri have partnered to offer current financial members preferential pricing storewide.

 **noel leeming**



Some of our nationally advertised specials may already be at lower prices than the Northland Property Investors preferential pricing offer. However, you will receive the best deal on the day for the product that you choose.

Pricing will be on a cost plus model
All pricing inquiries to be sent to Jas Scrooby – jas.scrooby@nlg.co.nz

 **commercial**

26 The Warehouse Way, Northcote 0627 | PO Box 91146, Victoria Street West, Auckland 1142, New Zealand

0800 737 5223

www.noelleeminggroup.co.nz/commercial

The Dulux Offer



Dulux
Worth doing, worth Dulux.

- Northland Property Investors Dulux Trade Cash Account
- Free Tinting
- Free Colour Consultation @ your local GB'S or Dulux Trade outlets
- 2 x Free test pots for every **complete** Interior or Exterior re-paint
- Trade Representative: local on site assessment & paint specification for every **complete** Interior or Exterior repaint
- Effective cost saving & beneficial paint product recommendations by your local Dulux Key Account Manager
- Recommended Dulux Paint Applicator Clientele, to quote your larger re-decorating projects, ensuring warranted quality finishes & value for money. *(optional if required)*
 - 30% discount to all Northland Property Investors Association members
 - Present NPIA Membership Card and Quote Cash Account # 128643

CONTACT: Mana Mackie, Trade Sales Representative Mob: 021 926 060 Email: mana.Mackie@dulux.co.nz

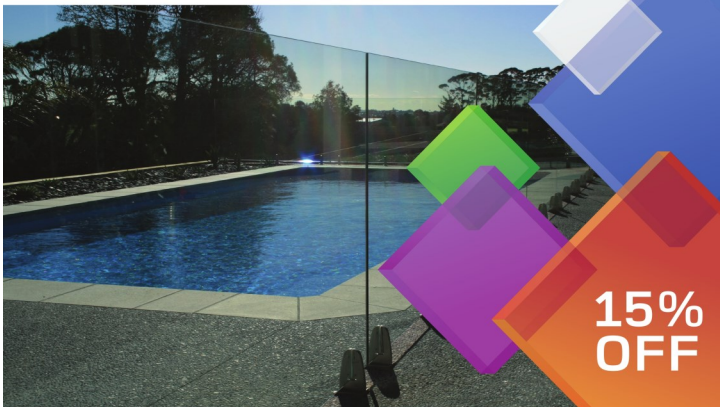


Dulux Paint Applicator Clientele
SBC rugged mane 5/16

NPIA Business Partnerships

GOLD Level Sponsors...

METRO Direct
Inspirations in Glass



Northern Property Investors Association Member Benefits

Minimum 15% off the glass price!

On the labour content of any work we do you will automatically be charged the Trade Rate.

Simply show your NPIA Membership card and enjoy the savings.

Metro Direct, 28 Porowini Ave, Whangarei
Open 8am to 5pm weekdays
P: 09 438 9399 E: wha@metrodirect.co.nz



Metro Direct is a division of Metro Performance Glass

Hubands Offer...



We have pleasure in submitting three separate offers for NPIA Members:

Heat pump servicing

To service 1 x heat pump (one indoor and one outdoor unit)
Valued at \$82.00 + GST

Special offer: \$68.00 + GST

Ventilation system

Smartvent ventilation system
Pricing includes the supply and installation and every property needs to be measured individually to ensure the correct system is installed

Special offer: Commercial pricing (up to 20% off residential pricing)

Heat pumps

Daikin, Panasonic, Mitsubishi or Fujitsu heat pumps
Pricing includes the supply and installation and every property needs to be measured individually to ensure the correct system is installed

Special offer: Commercial pricing (up to 20% off residential pricing)

Offers are to all NPIA members and valid for 60 days from 26th November 2014, or while stocks last.
Members taking up any or all of the offers must present their current NPIA Membership Card at Reception.
If you require any further information please do not hesitate to contact me directly on 021 942 951 or the office on 430 0019.

Warren Huband



Join Hubands Heat Pumps on Facebook

183 Lower Dent Street
PO Box 646
Whangarei 0140

Phone 09 430 0019
Fax 09 430 0018
0800 482 263

Email:
sales@hubands.co.nz



PLEASE CHECK WITH **Natasha Witten** at HUBANDS AS TO THE ABOVE OFFER'S STOCK AVAILABILITY.

Northland Property Investors Association Jennian Homes

Northland Property Investors Association and Jennian Homes Northland have partnered to offer current financial members preferential pricing.

Discounts only available to NPIA members. To receive your discount, you must show your current NPIA membership card upon first contacting Jennian Homes Northland and deal directly with Brett Yakas. Offer is only applicable to the Jennian Homes Northland Franchise.

Jennian Homes Northland
1 Selwyn Avenue, Whangarei
T 09 459 5408
E northland@jennian.co.nz

Jennian
HOMES

Your personality Our expertise



Know of any other businesses keen to join NPIA? Have them contact us to find out about our...

NEW Corporate Membership Structure!

Contact Hedley Evans, Sponsors Manager, Mob: 0274 738 216, to discuss which option will best suit your business.