

This Month's Meeting: Wednesday 26th Nov 2014
(Final Meeting for the year)

Committee Meeting: 5.30pm

Sponsors Set Up: From 6.00pm

Event Schedule:

6:30pm Members and Guests Registration

Mix 'n' Mingle

7.00 pm Welcome and Event Briefing

7.05pm Event Begins (see "This Month's Event" page 2)

Where:

The Spire Pavilion Function Centre, Northland
Cricket Grounds, Okara Drive, Whangarei.

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

We ask that members please advise of any invited guests wishing to attend, in the event you aren't able to make the meeting yourself.

Email:

npiacontact@gmail.com



Whangarei Heads –photograph by Dianne Simpson NPIA Member

In This Issue

- This Month's Event
- Upcoming events
- Tenancy Watch
- NZPIF Media Releases
- Judy's Blog
- APIA TV Channel Sub
- ANZ Property Focus
- Thomas Chin Report & **Other Useful Links**
- Member Benefits
- Committee Contacts
- NPIA Partnerships - **Exclusive NPIA Offers!**

This Month's Meeting "Meet the Sponsors" Evening FREE ENTRY!

6:30pm - 7.00pm – REGISTRATION

Members and *guests need to register upon arrival and will be briefed about entering Sponsors Gift Draws and Spot Prizes give-aways happening later in the evening. **PLEASE BRING A BUSINESS CARD IF YOU HAVE ONE!**

*Members are encouraged to invite along as many guests as they can who maybe interested in attending and possibly joining. Guests are welcome to join on the night (see Dianne Simpson, Subscriptions Manager at Registration desk).

7.00pm - 9.00pm

Complimentary light refreshments will be provided.

Gordon Lambeth and Hedley Evans will briefly outline the evening and introduce our sponsors in attendance, who will then be seated at tables around the room.

Members and guests will then be invited to circulate around the sponsor's tables to view and discuss various sponsor's deals on offer exclusively for NPIA members.

8:30pm - 9.00pm

"Sponsor Gift Draws & Spot Prize give-aways begin.

Attendees must be present at the time of draw.



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 contribu-
tors for helping to protect
members from bad tenants.**

Upcoming Events

This month is the final meeting for 2014.



*Our first meeting for 2015 will be in February!
Watch out for some exciting news, awesome Guest
Speakers, fun and informative events, and even more
Sponsors with great deals on offer! We will have a news-
letter out to confirm meeting venue and times.*

*The NPIA Committee would like to extend their thanks to
all members for your support and to wish all members,
families and sponsors a very **Merry** Christmas season
and a **Happy** New Year!*

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 NZIPF database one. Contact: npiacontact@gmail.com

NZPIF Media Releases...

<http://www.nzpif.org.nz/news/view/56785> Wednesday, Nov 05, 2014

Questionable use of tax payers' money— Andrew King

<http://www.voxy.co.nz/business/not-time-hike-rates-says-shadow-board/5/205833> - 29 October

NZIER's Monetary Policy Shadow Board advises the Reserve Bank to leave the Official Cash Rate at 3.50 percent on Thursday - and the appetite for interest rate hikes is waning. "Annual inflation is running at one percent so future rate hikes risk driving inflation below the Reserve Bank's target range" said Dr Kirdan Lees, Principal Economist at NZIER.

http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=11351179 - 31 October

New residential dwelling consent data continues to be patchy with numbers hovering at between about 1900 and just over 2000 consents a month in New Zealand. But overall, the residential building sector is showing a strong recovery.

<http://www.landlords.co.nz/article/5229/price-rises-not-consistent> - 31 October

New Zealand residential property's post-global financial crisis recovery has not been consistent, new data shows. New property information service Valocity has released a map showing how regions of New Zealand's current prices compare to their 2007 peak. While all of the South Island has either been stable or seen a price increase over that period, big parts of the North Island still have lower prices than they did in 2007. Coromandel, Whangarei, Waitomo, Ruapehua, Wairoa, Hawkes Bay, Taranaki and South Waikato are among the areas where prices have dropped over the past seven years.

<http://www.scoop.co.nz/stories/BU1410/S01123/map-where-property-values-have-fallen-and-risen-since-2007.htm> - 31 October

Map: where property values have fallen and risen since 2007

http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=11351808 - 2 November

What to do when you've got the cash and it's still not enough for a house

<http://www.scoop.co.nz/stories/PA1411/S00004/john-keys-asset-sales-outed-by-his-own-minister.htm> - 1 November

John Key's asset sales outed by his own Minister. National needs to come clean about the motivations behind selling state houses after Paula Bennett's asset sale admission, said the Green Party today. On Saturday, Paula Bennett, the Minister for Social Housing admitted, in a televised interview, that the sale of state houses by the Government was in fact an asset sale. Here is the link to that Television interview <http://www.3news.co.nz/tvshows/thenation/transcript-social-housing-minister-paula-bennett-2014110113>

<http://home.nzcity.co.nz/news/article.aspx?id=196389&fm=psp.tst> - 2 November

Ms Bennett said state house tenants generally paid about 25 per cent of their income on rent. A voucher system would see them have their rent with one of the new landlord providers subsidised by the government by the same amount. Someone in Auckland could see their rent subsidised by about \$250 a week, she said. Ms Bennett the government might not look after the more "challenging" tenants. "There are some pretty remarkable people like the Salvation Army and others who have real expertise in working with people with drug addictions, with previous gang affiliations, and actually they do it better than anyone I know.

<http://www.stuff.co.nz/business/money/63084513/Prices-up-for-Kiwi-renters> - 11 November

Landlords are asking an extra \$24 a week on average for many properties than they were a year ago, including an eye-watering \$85 hike in Christchurch, according to Trade Me listings. Wellington rents have also risen strongly, up 9.5 per cent on a year ago, while Auckland rents are stable. Leading all regions was Taranaki where the median weekly jumped 23 per cent compared to a year ago, a record high of \$370 per week. "Taranaki is experiencing something of a mini boom off the back of the energy sector in New Plymouth," Jeffries said. "We've seen strong price inflation in property asking prices in the region too." Manawatu/Wanganui delivered the largest fall in median weekly rent, down 11 per cent.

http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=11356692 - 11 November

Trade Me Property head Nigel Jeffries said the latest 6.4 per cent rise in the median weekly cost of renting a house in New Zealand is likely to continue for some time yet in the major cities while most provincial regions were still showing little movement.

<http://business.scoop.co.nz/2014/11/11/october-sees-increase-in-housing-related-spending/> - 11 November

October was an excellent month for retailers in New Zealand who sell building supplies, hardware, appliances and furniture according to Paymark's latest figures. Compared to October 2013, the sale of building supplies was up 16.5 per cent, furniture purchases up 15.4 per cent with appliance, hardware, home and decorating stores also experiencing strong growth. Paymark's Head of Sales & Marketing Paul Whiston says the housing-related growth was most noticeable in the Bay of Plenty, Canterbury, Waikato, Auckland and Northland.

http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=11357616 - 13 November

The Reserve Bank is eyeing measures to discourage speculators from buying multiple houses as it acknowledges its loan-to-value ratio (LVR) restrictions have favoured investors over first-home buyers. Appearing before MPs at Parliament yesterday, RBNZ governor Graeme Wheeler acknowledged "the issue is also around people who invest and buy multiple houses". "We have been thinking quite deeply about whether we need to introduce measures to discourage some of those practices", he said. Meanwhile, the decision to continue the loan-to-value ratio regime introduced to help curb surging house prices has been endorsed, due partly to sharply rising migration.

<http://www.nbr.co.nz/article/reinz-says-first-home-buyers-could-give-bd-165375> - 14 November

Real Estate Institute chief executive Helen O'Sullivan wants to see pre-purchase building inspections regulated, a standard set for methamphetamine testing, and property managers come back under the Real Estate Industry Authority.

http://www.nzherald.co.nz/business/news/article.cfm?c_id=3&objectid=11358192 - 14 November

Landlords now appear to be the economy's nemesis but they have, predictably, cried out about this. Andrew King, NZ Property Investors Federation executive director, said anti-landlord lending curbs were "ridiculous". "There are very few speculators, so it would appear they are talking about investors, not speculators," King said. "The idea that rental property owners are forcing first-home buyers out of the market is false. "Low rental yields make it very hard to buy rental property, so investors want to pay as little for them as possible. In addition, low rental prices mean rental property owners are actually helping first-home buyers to save a home deposit."

David Whitburn, Auckland Property Investors Association past president, says the Reserve Bank could be considering:

- A loan-to-income ratio (LTI) like that in the UK. The Bank of England permits a maximum of 15% of all new loans at a ratio of more than 4.5 times income.
- Setting the LVR for investment properties at 70%.
- Requiring portfolios with a certain level of debt (for example more than \$1.5m) to have a maximum LVR of say 65%.
- A hybrid LTI and LVR, perhaps allowing a maximum of 5 times LTI ratio and 85% LVR to be exceeded for a maximum of 10% of all new loans.
- Some combination of the above.

<https://www.interest.co.nz/property/72915/bnzs-alexander-thinks-auckland-house-prices-will-keep-rising-and-agrees-rbnz-its> - 14 November

Alexander said it was not inconceivable that the LVR restrictions would be eased down the track. "But the timing is too soon and were I running the RBNZ I would want to see much more evidence of a sustained suppression of house price inflation before backing away from this new tool," he said. He also gave his thoughts on what to go for if people want to take out a mortgage. "Were I borrowing at the moment I would take my time and see who is offering not the best standard rates, but the best discounted rates. "Competition between the lenders is hotting up and I would feel that the power is in my hands.

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.

Judy's Blog

Email: judy@judymorgan.co.nz

09 945 4884 021 993 519

Physical Address: 192 Bank Street, Regent, Whangarei

Postal Address: P.O. Box 403078, Whangarei 0154

Hi there,

RENT ARREARS

With Xmas looming often tenants do not pay their rent. As soon as a tenant is one day late you can send them a fourteen day notice of breach and also lodge an application to the Tenancy Tribunal. Obviously a phone call would be the first course of action. The cost is \$20.44 which can be added to the tenant debt.

Should the tenant remedy the situation then this application can be cancelled/postponed. If the tenant does not remedy the situation and becomes 21 days in arrears you can apply for immediate termination of the tenancy. Clearly it is best not to let it get to this stage and endeavour to find a workable solution for both parties, especially if they are not generally "problem", tenants.

I sincerely hope that you do not have any of these problems at this time or at any time for that matter.

Meanwhile this is out last newsletter for the year - goodness knows where this year has gone but it seems to have flown by!!!

We will be back in February of 2015.

Please have a happy, safe Xmas and New Year.

Happy renting.





Mark Loheni **Mobile Mortgage Manager**

Email: mark.loheni@anz.com

Tel: 092522764

Mob: 0274824234

ANZ Property Focus

"SUGAR AND SPICE"

SUMMARY

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

THE MONTH IN REVIEW

Dwelling approvals were patchy in August but the course is still upward, with the trend lifting to its strongest level since the Global Financial Crisis. House sales also registered a modest improvement despite the uncertainty surrounding last month's election, obvious affordability concerns, and the gloomier outlook for dairy prices. House prices are, however, flat-lining. Meanwhile strong inward migration flows continue, though much of it is a reducing emigration (people leaving) story as opposed to an immigration one.

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://propertyplussouthland.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 THOMAS CHIN 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/Media/Newsletter
Judy Morgan	021 993519	Committee Member
Julie Gordon	021 122 0033	Secretary/Treasurer/ Webpage
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

*NPIA wish to welcome aboard
as our first Silver Level,
Corporate Sponsor Membership:*

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



*Come along to our
“Meet the Sponsors”
evening and have a
chat to Ian!*

**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 Man-
ager, Mob: 0274 738 216, to discuss
which option will best suit your busi-
ness.**

NPIA Business Partnerships

GOLD Level Sponsors


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.

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


26 The Warehouse Way, Northcote 0627 | PO Box 91146, Victoria Street West, Auckland 1142, New Zealand
☎ 0600 737 5223  www.noelleeminggroup.co.nz/commercial

The Dulux Offer  

- 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: 021 928 060 Email: mana.mackie@dulux.co.nz



NPIA are excited to welcome aboard the following **BRAND NEW, local Corporate Members and Sponsors** who will be introduced at **“Meet the Sponsors” evening, Wednesday 26th November:**

Pierces Flooring Xtra - *Darrin Pierce*

Whangarei ITM - *Andrew Johnstone*

Metro Glass - *Dan Simperingham*

... more new Sponsors are in the pipeline and we hope to announce / introduce them all on the night!

Come along and find out what they have to offer NPIA Members!

To take advantage of these AWESOME deals, just present your NZPIF membership card & quote applicable cash account number.