

Presidents Report AGM 2018

Welcome to my first speech as President of the Federation. Thank you to the Executive who have given me this opportunity. Since taking over from Terry in April I certainly have had my hands full. Firstly, with our **National office changes** – we relocated our office from Christchurch to Blenheim. We have changed our post office address and phone number. Chris Stacey has fortunately stayed on as our Administration person and is now working remotely. This meant we ended our 13-year relationship with MG Publications who had housed our office. We appreciate the loyalty that Warren Head owner of MG Publications has had with us for this length of time.

We held our April **Communications Meeting** in Wellington at the Brentwood Hotel where we had Media Training with Pete Burdon this was very timely with the media constantly asking our members for their opinion on different topics. Our second communications meeting was via a webinar which was received well. Although it does not give us the face to face contact which I feel is important it did mean we could have everyone present without the large expense of flying everyone to a central location and having the additional cost of accommodation due to the internal flight changes with Air New Zealand. We will however in the future continue to have one of these meeting via internet.

Congratulations to those who have helped **Wairarapa** set this up. I know a lot of work has gone into this.

We are currently reprinting our **NZPIF magazine** which we would like the Associations to help distribute. This magazine is used as a marketing tool and could be placed in places like airports, café's and even hairdressers in your area to help brand awareness of our Associations'.

Although the **Associate Membership** has not increased our membership as expected we have received 160 memberships, we think that it is a good way of keeping those people who often feel like they can't attend meetings involved in our lobbying and increases our pool of people for surveys.

Our over all number of full **Memberships** as at today is down by 160 members. Which is to be expected with all the current regulations being placed on properties.

During the past year we have been kept extremely busy with **lobbying and undertaking advocacy** on these important subjects – to name a few:

- Letting fees
- Unlawful premises
- Ring fencing
- Debt to income ratios
- Security of tenure
- Osaki Case
- Healthy Homes Guarantee Bill
- Residential Tenancies Amendment Bill (2)
- NZ Standard for Meth
- Housing and Urban Development Ministerial Advisory Group
- Asbestos Regulations
- Tax Working Group

The government is making various law changes and the implementation of some of these things are well on the way with

- Letting fees – by mid-December you will be no longer able to charge a letting Fee

- RTA (No2) Bill – New framework for tenant liability, unlawful residential premises and contaminates

They are also in the early ‘thinking’ of two major topics that will result in Law changes these being the Residential Tenancies Act (RTA) Reform whose sole purpose is to improve the security of tenure for tenants while protecting landlords’ interests and the Healthy Homes Standards which looks at

- Heating
- Insulation
- Ventilation
- Moisture ingress and drainage
- Draught stopping

Submissions close on 21st and 22nd October respectively. Please submit your submission on these important topics. If you feel strongly about one portion of this please just do a submission on that topic. We know it is an extremely long paper to read but don’t let this put you off. They need our opinion. At present they have well over 10,000 submissions with half from landlords and half from tenants.

We also ask that you have your say of when the implementation and compliance of these is to take place. Some may have large financial implications which need to be planned and prioritised.

There have been some wins and these includes the **Gluckman Report**. This report caused the Meth Testing, and Meth Clean Up Industries to shatter overnight. Housing New Zealand was quick to adopt the new level of 15 µg/100 cm² which is reported to be highly unlikely to give rise to any adverse effects. Although this has not been accepted by the Tenancy Tribunal for private landlords as yet, we do hope that it will be the case soon.

Although we have already been working on the **Tax Working Group** we will again be focusing on this once HHGA and RTA Reform submissions are completed. The Morgan Wallace report has definitely helped in our fight for a fair tax system. I don’t think this will be all good news for us as Landlords but at least they have tentatively ruled out a Land Tax at this stage.

Thank you for those **Executive Team members** who are stepping down from their positions. NZPIF appreciates the time and commitment you have served the Federation. I particularly want to thank Stephen East, Dan Keller (our vice president), and Wendy Bowman who are stepping down.

I would like to make a special mention of **Terry le Grove** who has stepped down from his role of President of our Federation. Terry was elected on to the Executive Committee in 2006 and served as President from 2014 to 2018. Terry has been a great leader and I’m sure I can say on behalf of the NZPIF Executive Committee he will be sadly missed when he finishes his reign as Immediate Past President in April next year.

Thank you for participating in this AGM and enjoy your conference.