



NEW ZEALAND
PROPERTY
INVESTORS
FEDERATION

Healthy Housing Bill

MBIE sets standards on:

1. indoor temperatures
2. Ventilation
3. draught stopping
4. Drainage
5. methods of insulation
6. methods of heating ...

Healthy Housing Bill

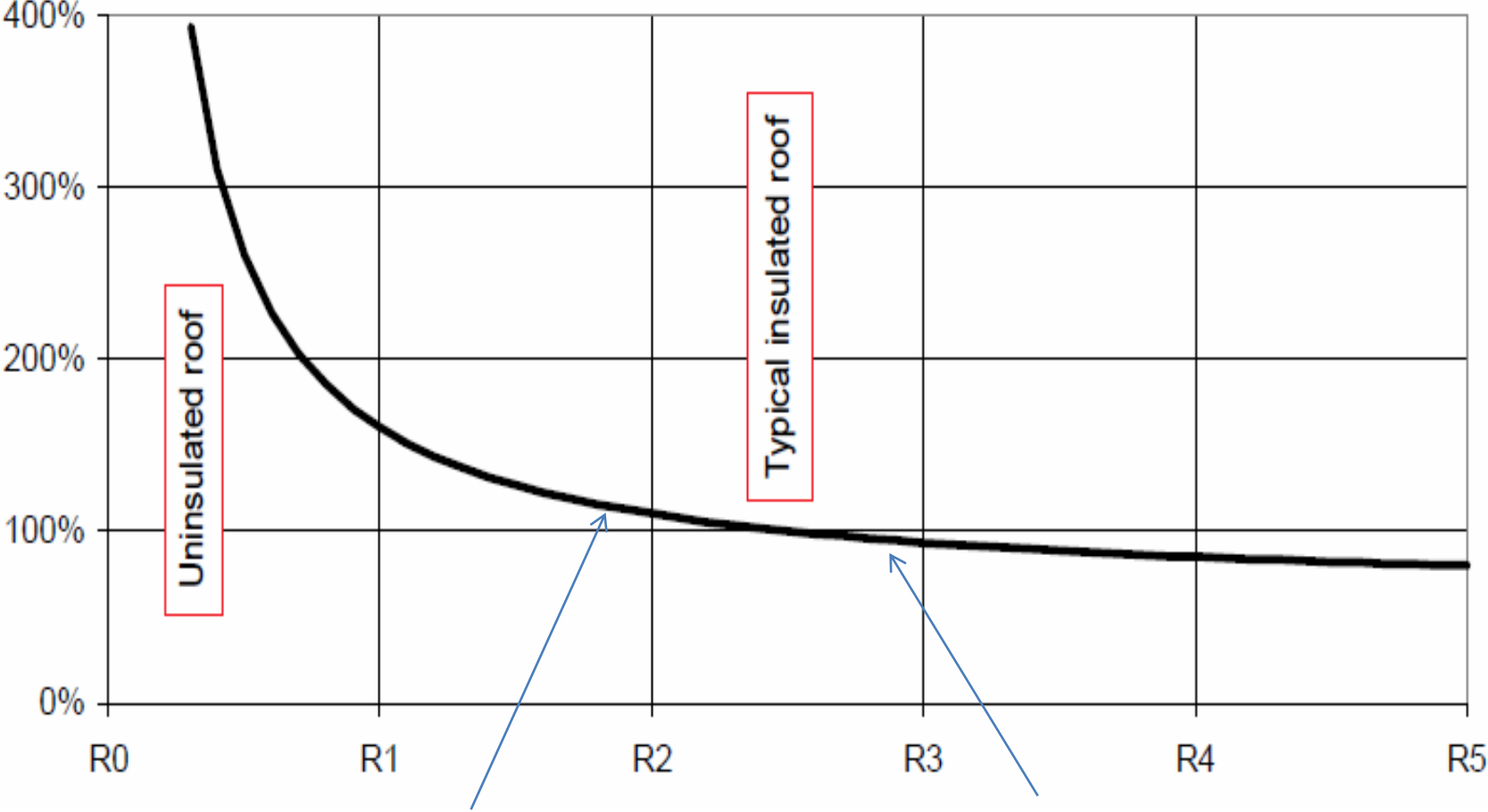
Insulation Proposal:

1. Keep the 2016 Minimum Standards
2. All rentals must be at the current standard

NZPIF view:

1. Little benefit in adding extra insulation
2. Keep the 2016 Minimum Standards

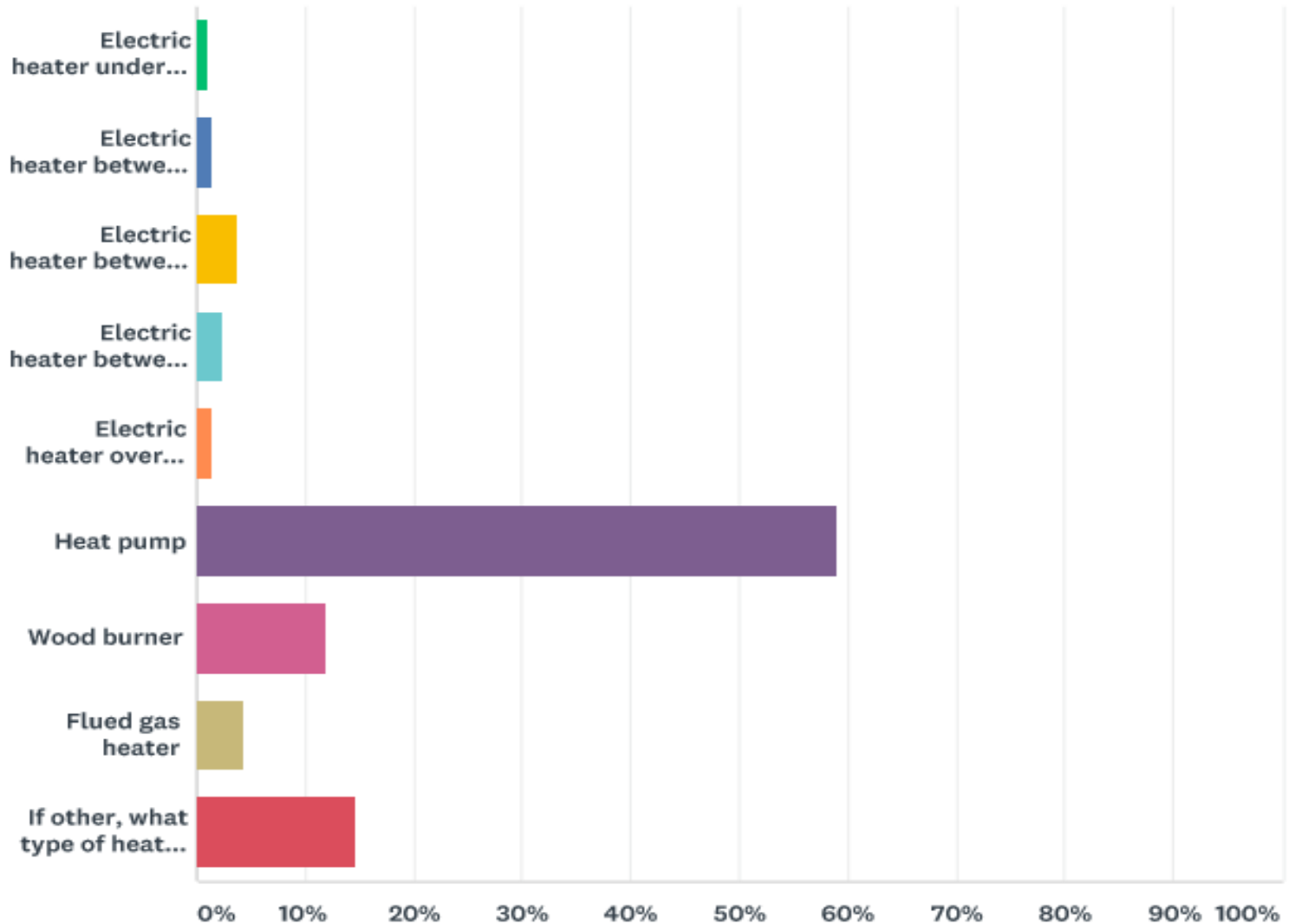
Example relative total heating energy consumption for the same comfort



1978 regulations R2

2008 regulations R2.9

Healthy Housing Bill



Healthy Housing Bill

Heating Proposal:

1. Heating in living area
2. Heating in living area and bedrooms

Heaters over 2400w are not acceptable

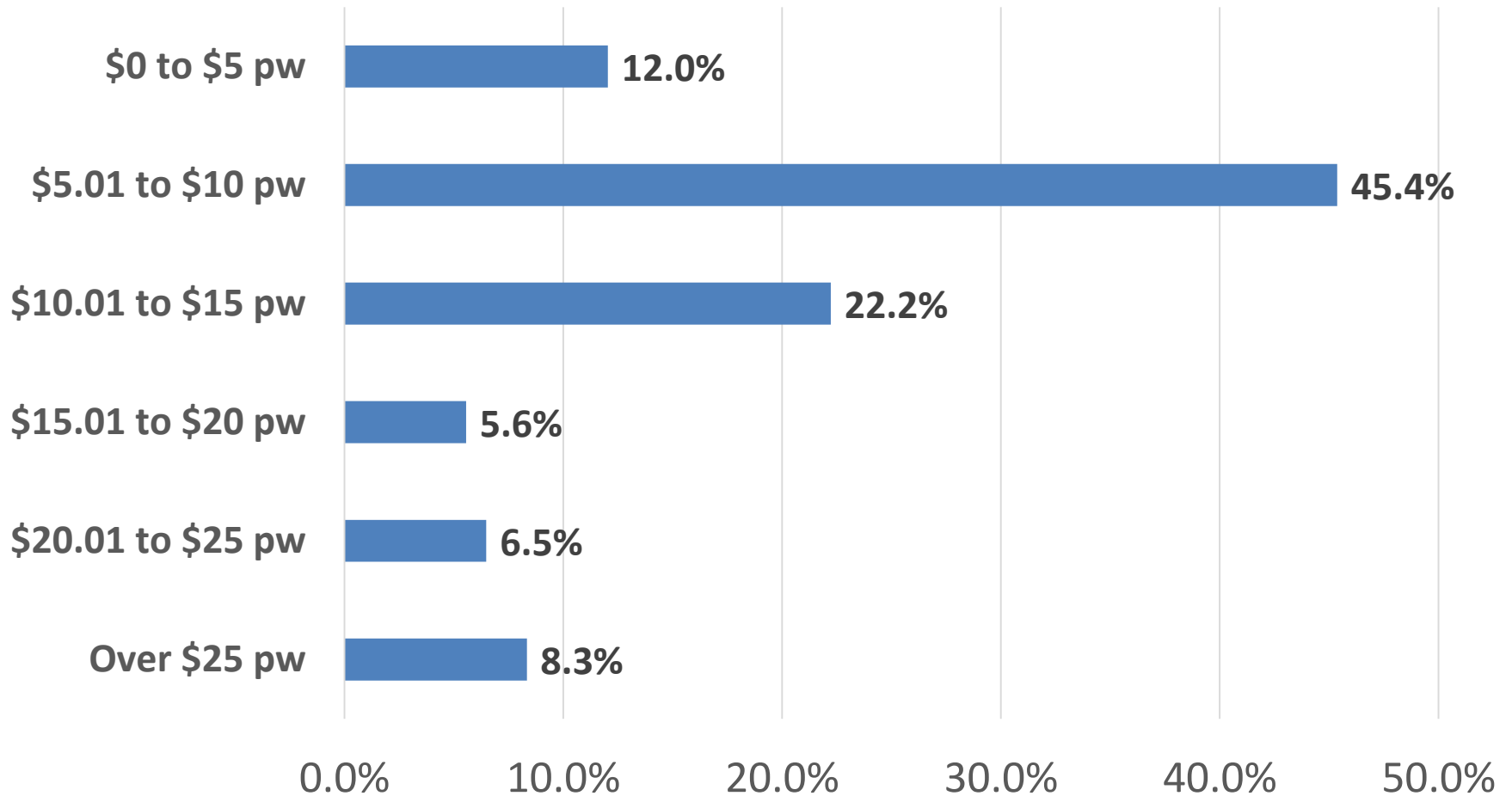
Heat pumps in living areas, portable in bdrms

NZPIF view:

1. Tenants may not want heatpumps
2. Portable in bedrooms or larger electric

Healthy Housing Bill

Increased rent from adding Heat Pump



Healthy Housing Bill

Area	% with heat pumps
North Shore	18.7%
Waitakere	17.9%
Manukau	18.4%
Auckland	19.4%
Hamilton	29.1%
Tauranga	29.6%
Wellington	34.3%
Christchurch	48.7%
Dunedin	55.7%

RTA Review

Key proposals:

1. Security of tenure
2. Tenants making modifications
3. Allowing pets

NZPIF additional proposal

1. Reform of Tenancy Tribunal

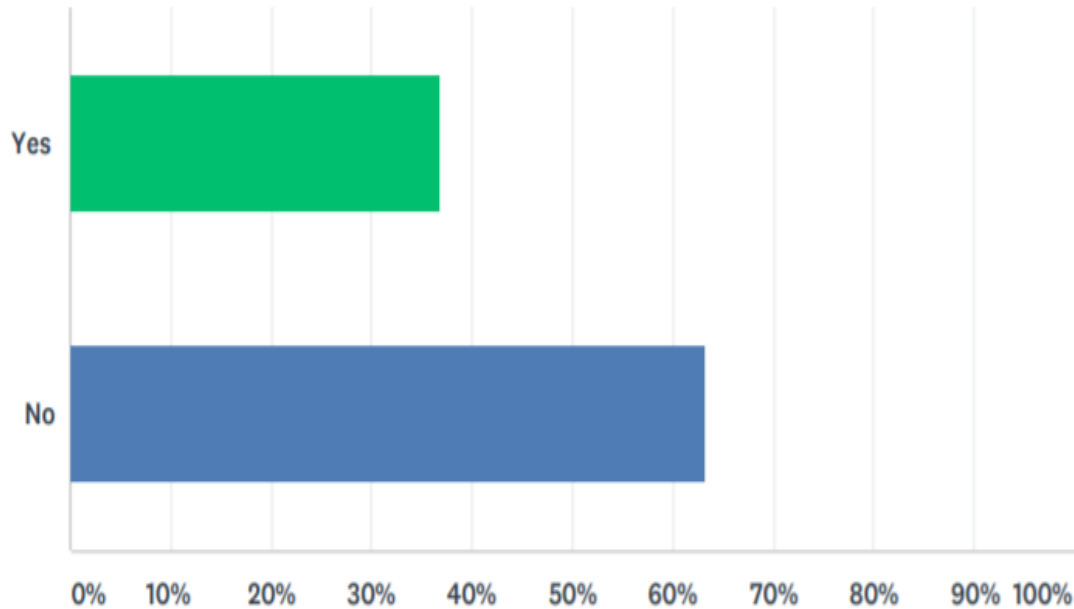
RTA Review

Improving tenant security:

1. Remove 90 day notice
2. Change or remove fixed term tenancies
3. Introduce one Open Ended Tenancy...

RTA Review

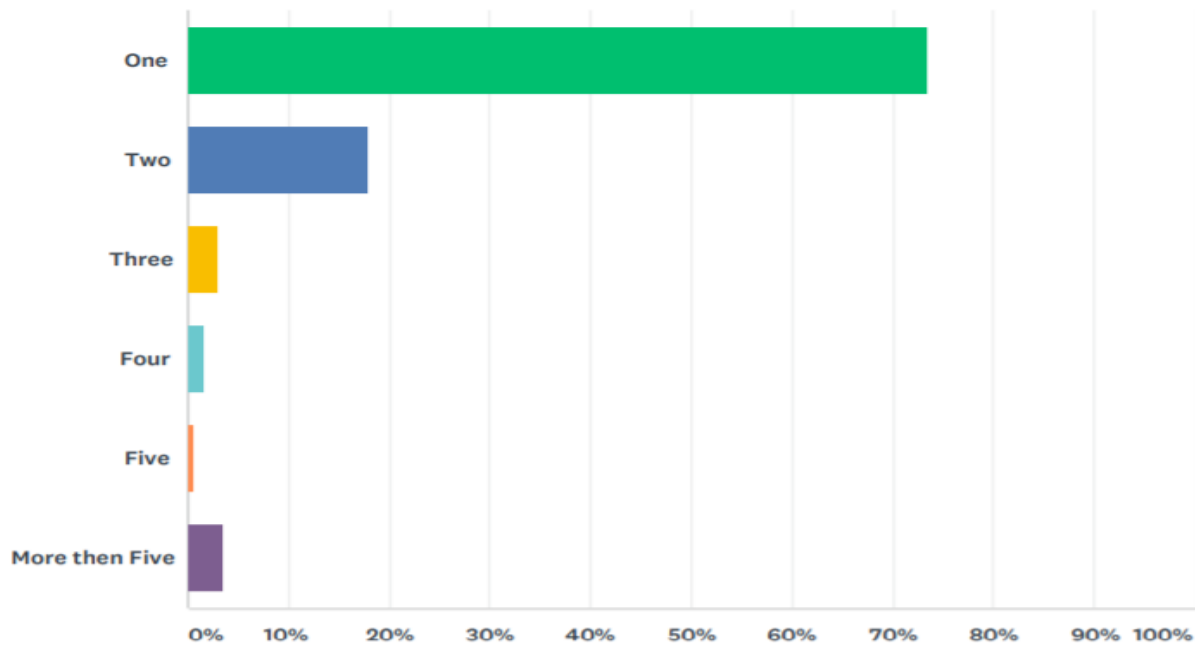
90 day notice: Ever issued a 90 Day notice?



ANSWER CHOICES	RESPONSES	
Yes	36.86%	195
No	63.14%	334
TOTAL		529

RTA Review

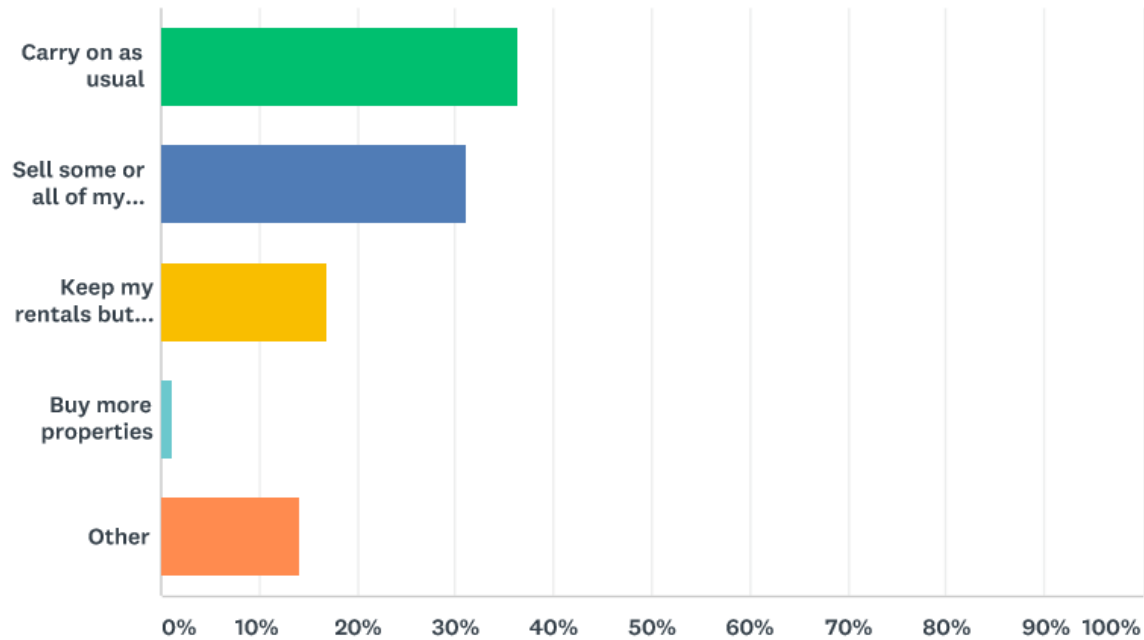
90 day notice: how many over the last five years?



ANSWER CHOICES	RESPONSES	
One	73.41%	127
Two	17.92%	31
Three	2.89%	5
Four	1.73%	3
Five	0.58%	1
More than Five	3.47%	6

Fixed term tenancies

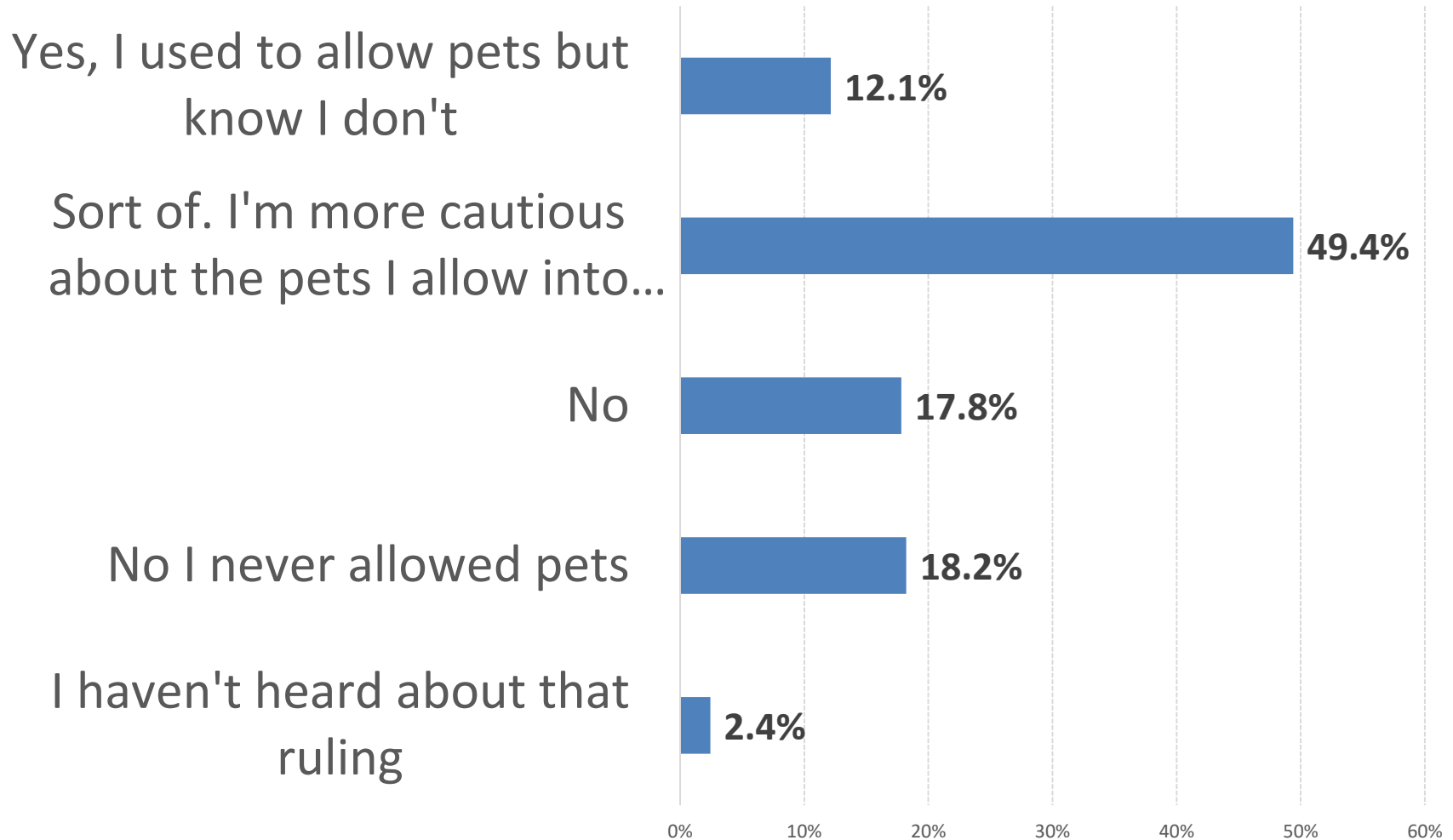
What would be the result of fixed term tenancy changes?



ANSWER CHOICES	RESPONSES	
Carry on as usual	36.40%	162
Sell some or all of my rentals	31.24%	139
Keep my rentals but wouldn't buy in more	16.85%	75
Buy more properties	1.35%	6
Other	14.16%	63
TOTAL		445

Allowing pets

- Has Osaki ruling changed your attitude to pets?



Allowing pets

- What encourage you to have pets?

Tenant completely responsible 79.3%

Limit on number pets 69.6%

Allow a pet bond 67.9%

Ability to remove pet easily 66.7%

Limit on size of pets 61.0%

Reform the Tenancy Tribunal

- 75% of Tribunal hearings are for rent arrears
- If just rent arrears, it is a factual case
- Establish a new TT division just to handle rent arrears
- Cases do not need to be heard in a court room
- Expedient abandonment...

RTAreform@mbie.govt.nz

- Residential Tenancies Amendment Bill
 - Osaki - Methamphetamine - Unlawful properties
- Removal of letting fees
- Ring fencing tax losses
- Meth and the Gluckman report
- Unlawful dwellings
- Tax working group
- Healthy homes Guarantee Bill
- RTA Review



NEW ZEALAND
PROPERTY
INVESTORS
FEDERATION