

## **Presidents Report AGM 2019**

Welcome to my second speech as President of the Federation. Thank you to the Executive who have given me this opportunity. It certainly has been another busy year for the Executive.

We held our May **Communications Meeting** in Wellington and this was our first opportunity to hear directly from Paul Davies from the Compliance and Investigation Team. It was rather interesting to hear about their approach. However what we have seen in Dunedin is quite different to what they are proposing they will be doing.

Our **second Communications Meeting** was via a webinar in September which unfortunately due to a technology failure we were unable to record. As previously mentioned, 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 and flight charges. We will continue these internet meetings in the future.

The latest addition of our **NZPIF Annual Magazine** has just been distributed to your associations. This magazine is used as a marketing tool and can be placed in places like airports, café's and even hairdressers in your area to help increase the brand awareness of our Associations.

The number of **Associate Memberships** is slowly increasing with 241 currently - an increase from 160 at this time last year. We do hope this is a way of increasing the membership base with little financial cost to the member.

Our overall number of full **memberships** as at today is down by 60 members compared to last year. This is to be expected with all the current regulations being placed on properties. The decrease is not as bad as we expected.

In the last 12 months we have continued our lobbying and undertaken a huge amount of advocacy. We have written 3 submissions and we have distributed 21 media releases. Members of the NZPIF Executive team, of Association Executive teams or Andrew King have appeared in over 50 interviews or quotes in the media. Some issues we have been working on are:

- Letting fees – which was introduced after our last AGM.
- 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
- Privacy Commission

At the time of the last AGM, Government was in the early 'thinking' stage of two major topics that would result in law changes. These are 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 they have now established. These include

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

However, the Residential Tenancies Act (RTA) Reform is yet to be established. This is a worry for us and is our main focus. We must stop the Government removing the ability for a landlord to use the 90 day no cause notice on a tenant. We have been working with Stephen Franks in Wellington and developing and implementing a plan of how we can stop this. The implications of this removal for our industry will be huge and we believe it will result in at least a 20% reduction in the number of landlords who wish to continue in the industry. We have had meetings with Government on this but we feel our presentations may be falling on deaf ears. We ask every Association to do press releases. Get friendly with local media and contact them with any issues that you know about where Housing New Zealand tenants have caused problems to neighbours. Housing NZ has implemented a policy of security of tenure and prefer to put wrap around services around tenants rather than to evict them.

The various changes the Government has made and continues to make are huge and are making it harder for our industry but we must continue to stick together.

Thank you for those **Executive Team members** who are stepping down from their positions. NZPIF appreciates the time and commitment with which you have served the Federation. I particularly want to thank Joanna Saywell, and Brian Kerr who are stepping down.

Our **sponsorship and business partners** are growing with new or renewed contracts with – Bunnings, Guthrie Bowron, Illion Tenancy Services, Infracomfort, myRent, Initio and Firstlane Insurance, Noel Leeming, Toshiba, G-

Force, Daich Coatings, Carpet Court, Unovent, Homotech, and Resene. Thank you Dan Keller and Jan Hains for working on these for us.

Our **Education Program** is well underway and we hope to be able to get people from each association to attempt the trial version of the program and provide feedback before it is released to the general membership. This training program is hugely important as we believe we are the best organisation to provide this training to landlords without profiteering from it. We are hoping to provide it free of charge for our members. This in essence makes our memberships extremely cheap as other training programs available are at a cost of approximately \$1,250. The plan is for the program to go live and our members to be able to become qualified by doing this course early next year. (Moodle Cloud)

Every couple of years the topic of a name change for the New Zealand Property Investors Federation arises. Our main reason for bringing this up is the negative connotations of using the word 'investors' as some people believe that a house is a human right rather than something that others can make money from. There is also confusion about who our organisation actually represents. Some people think that we are property traders rather than suppliers of homes for tenants. We also think that a name change will help us increase our membership base and capture some of the 270,000 rental property owners who are not currently members.

With a name change the individual PIAs will continue to operate as they are now, as autonomous incorporated societies, with the option of changing their name to match the Federation at a later stage - for example Rental Property Owners Association – Auckland. Our proposal for a new name is **Rental Property Owners Association. We will vote on later in this meeting.**

As you are all aware, we are currently looking for a replacement for our Executive Officer. If you would like to apply for this position or would like more information please talk to Brian Kerr or Jan Hains.

And lastly, I would like to extend a huge thank you from every person who owns a rental property in New Zealand to Andrew King. You have worked tirelessly for many years to help landlords and for this I thank you. Your contribution to the Federation will be greatly missed. Your calm approach to media interviews is to be admired. You have an amazing ability to write submissions and media releases in a way that it gets our point across in a simple and effective way. Thank you and we wish you the best for your new adventures.

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