

PROPERTY INVESTMENT NEWS

2019 NZPIF CONFERENCE HELD IN ROTORUA

Reported by Debbie Van Den Broek, President, Rotorua Property Investors' Association Inc.

The 2019 New Zealand Property Investors' Federation Conference was held at the Novotel Lakeside Hotel, Rotorua on the 18th to the 20th October. It was a huge success with close to 300 people gathering in Rotorua.

Many started the weekend with mountain biking, a lazy lakefront ride or took advantage of the free bus trips up to the top of Mount Ngongotaha, where they could take in the breath-taking scenery and discover how Rotorua used to look millions of years ago, as well as find out all about Rotorua "warts and all!"

After a short NZPIF AGM the real conference began with a Rotovegas Casino night. The event was opened with a cultural performance from local Maori entertainers who got a number of the male property investors up on stage to learn how to do the Haka. The prize for the Casino Night was a travel package of \$1000 plus a number of minor gift voucher prizes from Noel Leemings and Bunnings.

The conference was all about the changing face of property investment, and what better place to do this than in the geologically changeable city of Rotorua.

Over recent years Rotorua has also reinvented itself as an adventure capital and has maximised its reputation as a geothermal wonderland.

The key speakers were Tony Alexander in his new role as an independent economist; Tom Panos, an Australian motivation expert as well as inspirational real estate coach and landlord. Claire Russell gave insights into effectively communicating with those around you and developing resilience in difficult situations. Mark Withers was riveting as he discussed succession planning, money and kids.

The Gala Dinner was almost standing room only and guests were welcomed in by local opera singer Evelyn Falconer. She then surprised everyone by adding a rendition of "Phantom of the Opera" as guests awaited their entrées. After a brief awards ceremony there was then the big decision whether to dance the night away or go to the bar and watch the rugby.

With excellent weather, great venue and speakers the entire weekend was a big success.



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FROM THE PRESIDENT

IT HAS BEEN A BUSY FEW MONTHS since our last newsletter. The Government's tenancy law reforms caused a flurry of activity particularly from the proposal to get rid of 90 day 'no clause' terminations. Thank you to those members who completed the NZPIF survey.

Following on from Maurice Clark's presentation at the March members' meeting we are pleased to be moving to The Public Trust Building for our meetings. The first meeting will be in February and will open with a brief introduction of the building's extensive refurbishment work. We hope you enjoy the new premises!

The 2020 NZPIF Conference committee have made great progress developing relationships with potential conference sponsors and working to bring you a professional conference next year. We have one of the best MC's in New Zealand and you are guaranteed to come away with some new insights on why having the best property team works for you. I encourage you to register now to get the early bird registration rate. The conference will be open to NZPIF members and non members so tell your investor friends. We recently sent out a member survey, please send your responses as soon as you can.



Finally I would like to thank the Executive Committee and the support of our sponsors for their support over the year. We look forward to seeing you next year at our new venue.

Happy New Year!

RICHARD BACON

President

The Wellington Property Investors' Association

Gone are the days when a phone call to your tenant's listed references was enough. Now many insurance providers expect landlords and property managers to conduct thorough background and credit checks.

Why? Because they reduce the risks of renting by showing you a history of your tenant with the Tenancy tribunal, NZ Courts, NZ media, and all of NZ's credit agencies (if you do a check with us). These results are much more reliable than a reference that can only give you their word.

The credit side of a tenant check is important when it comes to avoiding common renting issues such as rent arrears. In 2018 the Tenancy Tribunal saw over 20,000 cases on unpaid rent, making this one of the biggest problems for Kiwi landlords. Getting a credit score and detailed account of your tenant's credit history is one of the best ways to avoid this.



www.tenantcheck.co.nz

Your summer holiday checklist

- ☒ Keys to the batch
- ☒ Take out wheelie bin
- ☒ Fill up gas bottle
- ☐ **Find the right tenants**

A product of Proper Technology Ltd

PROPERTY INVESTMENT NEWS

DATES FOR YOUR DIARY

Monday, 24th February

Members' Meeting

Speaker – Maurice Clark, Developer & Engineer

Topic – Public Trust Building redevelopment

Speakers – Expert Panel from Finance, Marketing/Sales, Law, Insurance, Banking and Property Management fields.

1908 Room
The Public Trust Building
131-135 Lambton Quay
Wellington

6.45pm for 7.15pm start

Tuesday, 10th March

Fireside Meeting

Informal get together with members to discuss property investment

Cover charge: \$5 per person

Level 1, Renouf Tennis Centre
60 Brooklyn Road
Brooklyn
7pm start

Monday, 30th March

Members' Meeting

Speaker – Wellington Mayor Andy Foster

Topic – Planning and the vision for housing / development providing more housing for Wellington.

1908 Room
The Public Trust Building
131-135 Lambton Quay
Wellington

6.45pm for 7.15pm start

Saturday, 4th April

'Introduction to Property Investment' – 1 Day course

A course designed for the Absolute Beginner & Beginner levels

Topics: Property Investment Structure & Analysis, Mortgage Banking, Property Law, Property Management, Property Acquisition & Sale

Time: 9.30am – 4.30pm (with breaks)

Cost \$180 per person.

Maximum course size: 20

1908 Room
The Public Trust Building
131-135 Lambton Quay
Wellington

Monday, 20th April

Members' Meeting

Speaker – Jamie Kruger, Founder & C.E.O. , Homes.co.nz

Topic – 'How having the right property information benefits'

1908 Room
The Public Trust Building
131-135 Lambton Quay
Wellington

6.45pm for 7.15pm start

NON-MEMBERS: A door charge of \$30 applies to non-members for the Members' Meetings
DRESS STANDARD: Semi-formal or formal

Beware of renting out a property without Council Consent...

A COUPLE PURCHASED A PROPERTY for their retirement, well aware that it needed some work done in order to meet current building standards. The previous owners had undertaken work on the property and had not obtained consent for that work. This meant that there was no building consent and no Code Compliance Certificate for that work. The couple had bought the property with cash from their savings and were going to rent it out until they could get the work completed.

They were shocked to find out once they found a tenant that renting the property to that tenant without a Code Compliance Certificate for the works was likely to get them into hot water. They were advised that a case in the Tenancy Tribunal in a similar situation to the above where a Code Compliance Certificate was missing for a property held that a tenant was entitled to all rent paid to be refunded to them.

The Residential Tenancies Act, which governs the relationship between landlords and tenants, requires landlords to comply with all legislation when letting out properties. Failing to obtain building consent, and then a Code Compliance Certificate, is a breach

of the law relating to building, which means that landlords who don't comply are in breach of the Residential Tenancies Act.

It is therefore advisable that if a landlord is desiring to rent out a property that is missing a Code Compliance Certificate, that the tenant specifically acknowledges the absence of this Certificate in their tenancy agreement and agrees to rent the property despite this.

Missing Code Compliance Certificates also are relevant for insurance and the couple should be disclosing this to their insurer. This may mean that their insurance does not cover certain parts of the property, or even worse, that the insurer will not cover the property at all.

If you are intending to rent out a property, you should be very careful to make sure you have complied with all Building Act requirements, to make sure you don't get caught out.

For further Information contact;

Claire Tyler Partner

Email ctyler@raineycollins.co.nz or call (04) 473-6850

RAINEY COLLINS LAWYERS. www.raineycollins.co.nz

Lvl 19 PWC Tower, 113-119 The Terrace

P.O. Box 689, Wellington 6140



SPONSOR'S PROFILE – RIVAL Accounting

3 top tips for Property Investors



Help make the most of your Property Investments by sorting these 3 key areas



Structure - Having the right structure for your individual circumstances is the best way to minimise your tax payments



Tax rules - Be aware of the tax rules applicable to investment properties. For example; Do you know about the Bright-line Rules and Ring Fencing of Property Losses?



Ask questions - Be a knowledgeable investor and don't be afraid to ask questions from an expert in Property Investment

Simon Moor
Chartered Accountant
027 448 9691

RIVAL Accounting - offer expert advice on property investments along with higher level business strategy support and mentoring. Our proactive and approachable team really enjoy helping people succeed

www.rivalaccounting.co.nz

We have a new meeting venue for 2020!

MONDAY 24TH FEBRUARY 2020 is our first member's meeting for the new year. Our meetings will be held in the 1908 room located in the refurbished Public Trust Building located at 131-135 Lambton Quay.

Tea and coffee will be provided at all of our meetings. As WnPIA is a sustainable association we encourage you to bring a keep cup or water bottle.



SPONSOR'S PROFILE – Big Save Furniture

MY NAME IS BARRY BEAUMONT and I manage the commercial business for Big Save furniture.

Big Save is now New Zealand's largest furniture and beds seller in NZ, and our commercial business is becoming a large part of our business, because of the specific requirements commercial buyers need, that differ from our retail customers.

Fit for purpose, at a great a price is what we are all about, plus I have a dedicated team of people to make sure deadlines are met and that our commercial customers are happy.

Big Save are massive buyers of NZ made furniture and custom made furniture, plus we are a large importer, so we cover all bases in terms of budget and requirements. So, if you are a small or large business, furnishing 2 rooms or 50, I will work closely with you and our factories to produce specific products to suit your needs, style and budget.

Please don't hesitate to phone or email me and we can catch up for a coffee.

Barry Beaumont



Barry Beaumont

New Zealand Commercial Manager
Phone 029 200 5300

Support Office, 5 Ossian Street, Napier 4144
barryb@bigsave.co.nz www.bigsave.co.nz
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SPONSOR'S STORY – Meridian Energy



Lincoln and Meridian join forces for coal free future

8 November 2019 **GENERATION NEWS**

LINCOLN HAS BECOME THE FIRST New Zealand University to adopt commercial scale solar energy as it unveils plans to eliminate coal by 2025.

The university has partnered with Meridian Energy to install a 102-kWh solar array, the largest to be installed at a New Zealand University. The array will supply renewable energy direct to the university's network, with Meridian planning additional arrays as part of Lincoln's \$8 million investment into renewable energy.

Lincoln University Acting Vice-Chancellor Professor Bruce McKenzie says eliminating coal is important to Lincoln, given its role as a land-based university with a strong sustainability ethic. Half the university's energy needs are currently met by an on-site coal boiler.

"The solar array, which is installed on the roof of our Te Kete Ika Dining Hall, is part of a wider campus project that will help us achieve best practice sustainability outcomes and cease the use of coal by 2025, with a focus on diversifying energy systems," Professor McKenzie says.

"We have a responsibility to ensure that future generations are given the opportunity to grow and thrive. This means using our resources sustainably and partnering with energy and utility experts to move away from fossil fuels, improve our energy performance

and achieve carbon neutrality by 2030."

As part of Meridian's Power Purchase Agreement (PPA), all the work and costs associated with installation, operation and maintenance are covered by Meridian. Meridian Energy's Emerging Markets and Innovation Lead, Tim Calder says Lincoln is sending a powerful message by converting its industrial heat requirements from coal to electricity.

"Industrial heat generates around 15% of New Zealand's carbon emissions and is regarded as the most challenging process to convert due to the high cost of alternatives." "Commercial solar is now a viable solution and partnering with Meridian makes it easy to harness renewable energy without upfront capital costs or ongoing maintenance," Mr Calder says. A growing number of businesses have signed up for commercial solar Power Purchase Agreements since Meridian began offering them to market.

"There's a groundswell of interest out there in commercial solar. People are excited about the technology and we're looking forward to it playing a much bigger role in our renewable generation mix," Mr Calder says. The array was officially switched on at Lincoln University today by Selwyn MP, Hon Amy Adams.

For media queries, please contact:

Meridian Energy Media Team

0800 948 843

MediaTeam@meridianenergy.co.nz





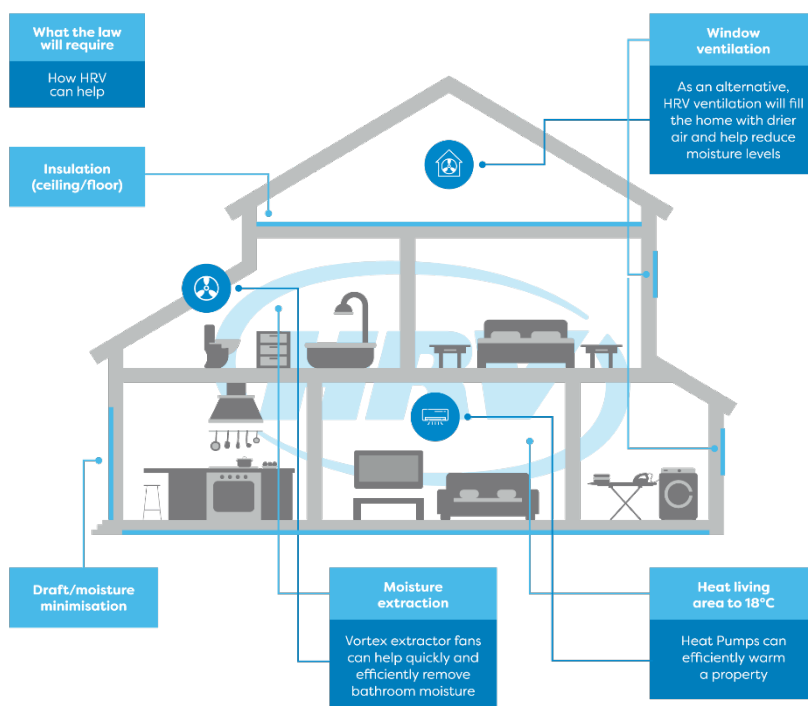
Love the feeling of coming home

HRV Wellington is proud to be partnered with Wellington Property Investors Association. We are happy to work with landlords to create healthier homes for tenants and landlords.

HRV was founded in 2003 by two Kiwi entrepreneurs, who were passionate about improving the state of New Zealand homes. Over the past 16 years that passion has grown and we've made it our mission to transform cold and damp homes, helping to make them warmer, drier and more comfortable to live in. We call it the Invironment™ and we're dedicated to helping make it the best possible.

HRV's product range has grown too, now including Ventilation, Extraction, Whole Home Water Filtration, Heating, Cooling and Solar energy - a Total Home Solution for your home. We're proud to have over 200,000 New Zealand homes nationwide enjoying the benefits of our HRV Total Home Solution products and we're not slowing down any time soon.

... and so the mission continues.



Why HRV...



Ventilation + heating = win win

Drier air is quicker to heat and requires less energy to get to a given temperature. So combining an HRV home ventilation system with a heating source such as a Panasonic heat pump can be a great way to help create a healthy home.



500,000 New Zealanders and counting

We've helped landlords and property managers across New Zealand create healthier homes for their tenants. Today, over half a million New Zealanders come home to HRV.



HRV service every step of the way

Landlords and property managers want life to be simple. So with HRV heating, extraction and ventilation you deal with the same company from the first phone call to installation and after-sales service. Easy!



Unique fibre filtration

HRV home ventilation systems feature unique fibre filtration developed specifically for New Zealand conditions. That means less pollen and other common allergy triggers entering the home and it's why we're the only home ventilation company to carry the Sensitive Choice mark.



Powered by Vector

HRV is part of the Vector Group - one of New Zealand's biggest infrastructure companies and leaders in creating a new energy future.

Landlord Offers

OFFER 1

Buy a Panasonic Developer Series RZ50 (5.8kW) highwall unit

\$1,999 + GST installed

OFFER 2

Buy a Panasonic Developer Series RZ50 (5.8kW) highwall unit and a Vortex bathroom extractor fan

\$2,399 + GST installed

Terms & Conditions

Offer to not be used in conjunction with any other offer. Offer commences on 21 November 2018 and is valid until 29 February 2020. Offer available to landlords and property managers only.



2020 NZPIF WELLINGTON CONFERENCE UPDATE

THE CONFERENCE COMMITTEE has been busy selecting speakers and developing the conference programme.

We are excited to announce the conference Master of Ceremonies:

Te Radar

With a string of awards to his name, including the country's highest accolades for comedy, and one of New Zealand's most recognisable hairstyles, Te Radar is the 2020 Property Team Works Conference Master of Ceremonies.

A self-titled opinionist, Te Radar is a political and current affairs junkie. He's been a regular on National Radio's 'Nine to Noon' for more than a decade, providing a satirical review of the week, and he has won two Qantas Media Awards for his columns in The New Zealand Herald.



Property Team Works

People, Professionalism, Prosperity



**The NZPIF Conference 2020, hosted by
The Wellington Property Investors' Association**

**16th–18th October 2020
Harbourside Function Venue
4 Taranaki Street, Wellington**

Register now at www.propertyconference.org.nz

PROPERTY INVESTMENT NEWS

RECENT MEMBER EVENTS



Sustainability Trust Launch held 31st October - Healthy Homes Standards

LAST MONTH WE HAD THE PLEASURE to participate in the launch by Sustainability Trust regarding the development of their assessment protocol for the new Healthy Homes Standards (HHS).

As you are aware, the new standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress, drainage, and draught stopping in rental properties.

Sustainability Trust provided all the information necessary to make sure that rental properties comply with the healthy home standards.

They created an assessment that measures the HHS compliance for the different types of properties, to ensure that they meet each of the specific standards.

The HHS are significantly more complex than the assessments required for the RTA. They explained what to expect from a HHS assessment, and answered every question we had.

You can contact them and start taking bookings for assessments right now!

For more information contact:
Marie Guerreiro, Commercial Marketing Manager
Phone: 021 954 583
Email: marie@sustaintrust.org.nz



PROPERTY INVESTMENT NEWS

WELCOME TO OUR NEW MEMBERS:

Haumi Property
Andy Steedman
Lee Johnston
Tonia Geddes

Donald MacLeod
Andrea McIver
Gerard Wano
James Markham

Jodi Markham
Jimmy Gannon
Karen Dravitz

KEY CONTACTS

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Sponsorship & Newsletter
Partnership Manager: Martin (027) 604-7329
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