



Waikato's only not-for-profit providing a safe environment for property investors to succeed.



March 2020 Event: Multi Income Goldmine

Wednesday 11th March

Thinking outside the box enabled two Hamilton investors to turn a simple two-storey 1960's home into a multi income goldmine.

Kathryn Hugill and Chad Hooker will share their story of their epic renovation, using innovative design, to increase their weekly income from just \$450 a week to an outstanding \$2,500 a week!

Time: Doors open at 7:10pm for 7.30pm start

Venue: The Pavilion of the Hamilton Workingmen's Club, 45 Commerce St, Frankton, Hamilton

Price:

Members are complimentary. Members do not need to register their attendance.

Guests \$40.00 p/p unless accompanied by a current member. ***Guests complimentary for one visit only. Click on the blue button below to register***

Light supper served and cash bar available.

Guest Registrations



April 2020 Event: Tools For Landlords

Wednesday 8th April

Have you got all the right tools and information you need to be a great landlord in Today's market? Want to know more about all the rules?

Our April event will give you the information to be a great landlord. Get all your quest answered by our excellent panel of speakers, including:

- Tenancy Services - All you need to know about the Tenancy Tribunal, including record keeping requirements; timeframes involved; the application process and more
 - Enell Inspections Ltd - Healthy Homes standards, inspections and what's really involved
 - MyRent - An innovative software tool for those landlords who want to self manage their property portfolios
 - Quality Rental Management Ltd (QRM) - A good property manager can be invaluable and QRM will outline how beneficial having a great property manager can be.
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Tenancy Reform submissions due 25th March

Worried about the government's tenancy law reforms? You'd better speak up soon because there's under a month to make a submission on the legislation.

The controversial *Residential Tenancies Amendment Bill* passed its first reading in Parliament, and was referred to the Social Services and Community Select Committee, on February 20.

Social Services and Community Committee chair Gareth Hughes has now called for people to start making submissions on the Bill - because the submission period ends at **midnight on 25 March 2020**.

Both the NZ Property Investors Federation (NZPIF) and REINZ are encouraging rental property owners to speak up about their concerns about the Bill.

That's because a number of the proposed reforms contained in the Bill are considered to be extremely problematic. One of these is the removal of a landlord's right to use "no cause" terminations to end a periodic tenancy agreement. The other is the requirement that fixed-term tenancy agreements become periodic tenancy agreements upon expiry unless both parties agree otherwise.

Read the full content of the Bill [here](#). And it is possible to make a submission on the Bill [here](#).



Announcement of appointment of new NZPIF Executive Officer

The NZPIF Executive Committee is very pleased to announce the appointment of Sharon Cullwick as the new NZPIF Executive Officer. Sharon will be replacing Andrew King who is stepping down after many years of service to the property investment industry including six years as Executive Officer.

Sharon has had many years of experience in the industry as a property investor, as well as being involved in Property Investors' Associations around the country. She is currently serving as President of the Hawkes Bay Property Investors' Association. She has been the NZPIF President for over a year and the Executive Committee has enjoyed working with her.

The appointment takes effect immediately but there will be a transition period when Sharon and Andrew will work together on media and on the campaign to challenge the proposed changes to the RTA. Peter Lewis, currently Vice President becomes Acting NZPIF President until an election in April 2020.



Associate Minister of Housing announces RTA Amendment Bill on 17 February

"Today the Government is making progress on a fairer and more secure rental market for renters and landlords with the introduction of the Residential Tenancies Amendment Bill in Parliament," Associate Minister of Housing (Public Housing) Kris Faafoi said.

"This Bill includes a series of reforms to improve the wellbeing of the 609,700 households that live in rented homes, and they provide a balance between the rights and responsibilities of both tenants and landlords." Read the full text of the announcement [here](#)



NZPIF and REINZ join forces

On Sunday 16th of February the NZPIF and REINZ announced that they are joining forces to challenge some of the proposed changes to the Residential Tenancies Act (RTA) which were announced by the government at the end of 2019.

Both organisations vehemently oppose the proposed end to the no-cause 90-day notice and the proposal for fixed term tenancies to automatically convert to periodic tenancies. Together they represent over 20,000 landlords. Read more about this announcement [here](#)



Getting Heating Right

Heating requirements for rental properties are currently a source of confusion for many landlords and property managers so REINZ has issued a reminder of what is required.

https://www.landlords.co.nz/article/976516209/getting-heating-right?utm_source=newsletter&utm_medium=email&utm_campaign=job50125



Defining "Clean and Tidy"

The issue of exactly how clean and tidy rental properties should be when tenants vacate has long been a battleground but a recent Tenancy Tribunal decision provides some guidance.

[https://www.landlords.co.nz/article/976516049/defining-clean-and-tidy?XF=\\$2a\\$12\\$pc98nD6rFGlQ8Oq.HkY18OQQXmajeAjimn62GDyEQ/QhkDixwe9z.&utm_source=newsletter&utm_medium=email&utm_campaign=job50125](https://www.landlords.co.nz/article/976516049/defining-clean-and-tidy?XF=$2a$12$pc98nD6rFGlQ8Oq.HkY18OQQXmajeAjimn62GDyEQ/QhkDixwe9z.&utm_source=newsletter&utm_medium=email&utm_campaign=job50125)

Join our Association today and you can attend our upcoming monthly events for free **plus** receive a complimentary copy of Graeme Fowler's latest book "20 Rental Properties in One Year"!



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Help us share items of interest with fellow members. We're keen to hear about news items, podcasts, industry commentary - anything property related. Either email the links and items to admin@waikatopia.org.nz or tag the WPIA Facebook page in a comment.