

Northland Property Investors Community

Going above and beyond to encourage, educate and provide networking opportunities to see Northland Property Investors succeed.



April Event

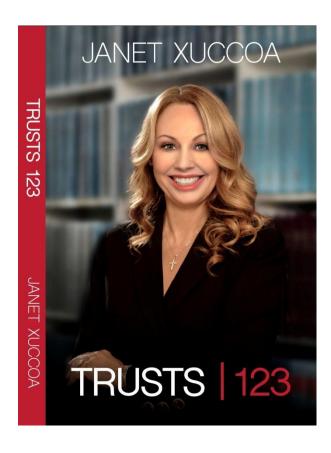
Wednesday, 30th April 7.00pm

Distinction Hotel

9 Riverside Drive

Whangarei

Don't forget to bring your membership card to our meetings as it facilitates quicker registration and helps us all get to know who's who.



featuring

Janet Xuccoa

BCom, LLB

Trusts 123

Janet leads NZ Family Trust Services Ltd and is a professional presenter on Trusts and Tax. She is also the author of Family Trust 101, Money Secrets 101, Women & Money: Mastering the Struggle and Trusts 123.

Janet will speak about:

- The smart way to structure trusts and companies,
- How trustees can meet their duties under the Trusts Act 2019 and other legislation, and
- Effective ways to manage your trusts to retain asset protection and meet IRD requirements.

Trusts 123 replaces the Family Trust 101 book that Janet wrote in 2010. Trusts 123 contains information based on the Trusts Act 2019 and is a go-to for all readers who currently have a Trust or who are looking to set up a Trust.

Janet will bring 20 copies of Trusts 123 for purchase at the meeting. They retail for \$39.95 so if a member wishes, they can purchase on the night for \$20.00. Please bring CASH.

Janet is generously donating two copies of *'Trusts 123'*. There will be a separate draw for each copy – one for any guests joining NPIA and paying for their new membership at the meeting and another for current financial members present.

Do invite guests. This will be a very informative meeting for those with an interest in trusts.

For any **Non-members** attending this meeting, there will be a \$20 charge, payable at the door.

followed by ...

Breakfast Meeting with Janet

Thursday, 1st May, 8am-9am at the Distinction Hotel

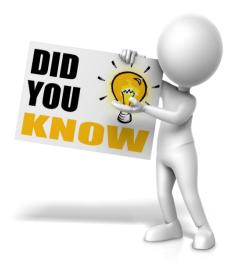
Members can purchase Breakfast and/or Coffee and chat informally with Janet.



28th May

Darryl Fisher NZPIF Northern Area Representative

Ex-President of NZPIF Life Member - Waikato Property Investors Association Highly successful Waikato Based Property Investor



Invite a Friend

As members, you are welcome to bring a friend, free of charge to any NPIA Members Meeting. They can attend up to 2 meetings before needing to formally join the Association and pay for their membership.

Free Tenancy Advice for NPIA Members

Did you know that members have access to Scotney Williams from The Tenancy Practice Service for personalised and specific advice!

Forgotten Your Card? Don't Get Caught Again!

Download and install the NZPIF mobile phone app

(Click here for Apple Phones) (Click here for Android Phones)

You will need to use the email address that is listed on your membership.



Click Here to Register



Mid 2025

The Government will introduce an amendment to the Building Act in the middle of this year which will exempt granny flats from needing a building consent if:

- The granny flat has a simple design and meets the Building Code
- Building work is carried out by authorised building professionals
- Homeowners notify their local council before they commence building and once it is completed.



We value your ongoing support!



Please click images to access our Sponsors individual Webpages

NPIA Platinum Sponsor





Providing Northlanders with high-quality, transportable homes for generations

Keith Hay pioneered the transportable housing market when, in the late 1940's, he won a tender to relocate an American army camp from the Auckland Domain to Panmure by using the novel method of shifting the buildings in large sections instead of dismantling them. Over the years he was also known as an innovator in speeding up production methods, cutting labour costs and incorporating plastics and other new materials into home construction.

Keith Hay Homes has been part of the Northland community for decades, with our Whangārei branch opening its doors in 1966. Remarkably our current Managing Director, Keith's son David, began his journey with the company as the very first yard foreman at the Whangārei branch — a true reflection of our family values and long-standing commitment to the region.

Now celebrating over 85 years in business, we remain a proudly New Zealand owned and operated family company. David's son Matthew and daughter Roseanne are third generation family members and senior personnel that manage the business today.

Over the decades, we've helped thousands of Northlanders into quality, affordable homes – and we're just getting started. Whether it's for urban developments or rural retreats, Keith Hay Homes continues to deliver trusted housing solutions that stand the test of time.





NPIA Gold Sponsors





National Sponsor Highlight

Bunnings - everything you need to get the job done!

NZPIF members receive trade pricing on a huge range of Bunnings products. To get your discount either show your NZPIF card at checkout, or better still sign up for Bunnings PowerPass. PowerPass is available to NZPIF members who have a New Zealand Business Number (anyone with a company or a trust).

You can skip the registers in-store by paying via the PowerPass app; view your discount and check stock before you head in store; access eReciepts for easy bookkeeping; and earn a bigger rebate. Rebates help fund our advocacy work and support your Local Association.

Explore the range and find your nearest store at bunnings.co.nz



Become a Sponsor

Get in front of serious property investors in Northland by becoming a Sponsor or Corporate Member of Northland Property Investors Association (NPIA). Our regular monthly events and communications provide a variety of channels and opportunities to connect with members who are purchasing, renovating and renting investment property.

Musings from John Bond

Recently reading Tony Alexanders "Take On Short Supply Of Good Tenants", he should have been in Whangarei in the year 2000. I had eight rentals at the time and four of the properties were let to long term tenants. Quite happy to stay. During this year 2000 the other four properties had five vacancies each. A total of twenty vacancies during one year. They would come with all their furniture etc, stay a couple of months - and in one case a couple of weeks, and leave. Talking to other landlords, they had the same problem. Somehow, for just this one year, there was an over supply of rentals. I would not like to go through that again!

Help Us Spread Our Message and Grow

To raise the profile of our Association, please like our Facebook page. And as always, any feedback you have, please let the committee know via email.



For further information, please contact

Jenn Long - Secretary

021 144 2615

Alternatively, you can **Click Here** to email

For a full list of the Committee, please Click Here

The Monthly Committee Meeting for April will be held at Distinction Hotel from 5:45 pm, before the Monthly Members Meeting. Members are welcome to join the meeting to discuss Association Business and other topics. Light refreshments will be served