

Property Management Focus.

Bringing you the [latest news](#) from the world of New Zealand property management.

Tenancy Law Reforms

Did you know that there are numerous proposed changes to the Residential Tenancies Act?

Did you know you can have your say and submit feedback regarding these proposed changes?

Here is some information about the proposed changes and a link to where landlords, tenants and other interested people can have their say.

Proposed changes:

- ending 'no cause' terminations while ensuring landlords are still able to end tenancies for justifiable reasons
- increasing the amount of notice a landlord must generally give tenants to terminate a tenancy from 42 days to 90 days
- whether changes to fixed-term

agreements are justified to improve security of tenure

- limiting rent increases to once a year
- whether there should be limitations on the practice of 'rent bidding'
- whether the general obligations that tenants and landlords have remain fit for purpose
- better equipping tenants and landlords to reach agreement about pets and minor alternations to the home
- whether further controls for boarding houses are needed to provide adequate

protection for boarding house tenants

- introducing new tools and processes into the compliance and enforcement system.

The discussion document and a link to an online submission survey are available at: www.mbie.govt.nz/rta-reform. The consultation period closes at 5pm, Sunday 21 October 2018.

Fast food vs income

Since stories have emerged where property managers are now asking prospective tenants for bank statements as part of their credit check processes, calls for clarity in the property management industry have yet again been made.

With many calling it an invasion of privacy, Consumer NZ has said it has received complaints about the practice and said it was 'very concerning' and 'unethical'.

With media reporting on the lack of regulations in the industry, it appears that the good work being done by the majority of property managers is being undermined by a

smaller group who appear to be working on lesser ethics.

Jodine Clark, Head of Property Management Harcourts Group Ltd says, 'It's important that property managers work in a clear and consistent way to ensure that their clients; the landlords, are clear on how best to manage how they work with prospective

tenants. I suggest that they focus on concentrating on long-term and regular income rather than worrying about how many times per week they eat fast food. Linking this back to the proposed Tenancy law reforms, regulation can only improve the current situation and make property management an easier space to work in going forward'.

REINZ recognises Harcourts excellence

Harcourts walked away from the 2018 REINZ Awards having won across multiple categories.

In the tally of wins, Harcourts Cooper & Co picked up three awards including Medium Agency of the year, Community Service Award – Office, and Sue Ataie of Harcourts Cooper & Co Auckland was named as Residential Property Manager of the year.

Mr. Cooper said, he is 'very excited' to have aspirational team members in his property management team and says, 'seeing how passionate and focused they are to succeed in their careers is just marvellous. Sue strives for excellence every day and it is great to see the benefit of her hard work to our customers.' Sue Ataie said she was 'over the moon, humbled and honoured' to receive the award. Managing over 350 properties across Auckland Sue credits her team and husband with the achievement, saying 'I am so grateful

for the support I have been given. The office and management support has been awesome and the support from my family and husband has been amazing; without them – none of this would be possible'

Medium Office of the year for Residential Property Management was awarded to Harcourts Charlton Realty Auckland. Business Director Charlotte Marshall says, 'Joanne Rae has been in property management for 30 years and it is she, (Joanne) who is the driving force behind the property management side of our business. Joanne was overwhelmed to win the award, and personally I am elated for her.'

Harcourts Holmwood Property Management Christchurch lifted the Residential Property Management – small office of the year. Tony Jenkins CEO Harcourts Holmwood says he 'is delighted with the hard work his team has put in throughout the year and thrilled to see

the team at Merivale recognised this way.' Caroline Register GM Holmwood Property Management Group added, 'the team have done a fantastic job and I am so pleased that their hard work and dedication has shone through to see them scoop this award.'



Welcome to Jodine Clark

Harcourts are delighted to announce the appointment of Jodine Clark as the new Head of Property Management New Zealand

Having worked as a Property Manager, Business Development Manager, Business Manager and most recently as General Manager, NAI Harcourts North Shore - Cooper & Co, Jodine has spent her entire working life in Property Management and so is well placed to head up this dynamic part of the Harcourts business.



Looking to rent out a property?

Contact your local Harcourts property manager for market rental appraisal.

Harcourts