

NEWSLETTER DECEMBER 2022

Wishing you a Merry Christmas from the RPMA Council!

Make sure that you listen to the latest RPMA webinar on “How to put your business into Holiday Hibernation mode.” Ryan Weir, deputy chairperson of the RPMA, shares tips and tricks with RPMA members on how they can put their business into holiday hibernation mode so they enjoy their holidays even more.

<https://www.youtube.com/watch?v=yqpFev6HoR4>

Membership

We welcome 4 new members to RPMA;

1. Leonard Gildenhuis (Gilco PM)
2. Emma Millanta (Pukeko)
3. Mandy Zhang (Jijia Services)
4. Isaac Woo (Pukeko)

Advocacy

The property management industry has been hit all at once before Christmas with Hon Megan Woods announcing regulation of the industry, Meth policy proposal and extension of the Healthy Homes dates. It is hard not to be sceptical about the timing just before Christmas / New Year and submissions on the Meth policy proposal by 20 February 2023.

RPMA was been inundated with requests for speaking on radio interviews and pre-recorded NewsHub interview. It was all about Regulation with no media given on the Meth policy proposal.

<https://www.stuff.co.nz/business/property/130544039/shellshocked-property-managers-want-more-information-on-regulation-plan>

<https://www.newstalkzb.co.nz/on-air/heather-du-plessis-allan-drive/audio/david-pearse-residential-property-manager-association-chair-on-the-new-regulations-for-property-managers/>

<https://www.rnz.co.nz/national/programmes/checkpoint/audio/2018868130/property-manager-discusses-govt-s-plan-for-regulation>

<https://www.goodreturns.co.nz/article/976521057/lack-of-regulation-details-frustrates-property-managers.html>

<https://lnkd.in/gRxK8b4R>

Last week Ryan Weir and myself attended Consultations on the Methamphetamine Regulation.

Here is a link to the discussion document, HUD are basing the central proposal of a maximum acceptable level of 15ug/100cm² on peer-reviewed 2020 advice from ESR. Relevant documents, including ESR's report, are available here: [Regulation of Methamphetamine Contamination in Rental Housing - Te Tūāpapa Kura Kāinga - Citizen Space \(hud.govt.nz\) - Te Tūāpapa Kura Kāinga - Citizen Space](#)

I questioned why the Ministry of Health was not a part of the discussion and was told that the contents of the discussion document are fully supported by Manatū Haoura (the Ministry of Health), and approved for consultation by Cabinet, which includes the Minister of Health.

It still appears to be a 'conflict of interest' when the Gluckman Report and the ESR Report to support it was for the primary purpose of minimising the decontamination costs of Kāinga Ora housing.

The new NZ Standard of 1.5ug/100cm² was set just a year before the Gluckman Report and is in line with Australia and USA.

Gavin Bush who is head of the Meth Testing and decontamination association has been in touch to work together on submissions to Government and assisting RPMA with the education of members. We will run a seminar early in the New Year to provide assistance for those members who wish to make submissions.

The RPMA Submission will be distributed to members in early January 2023.

Education

We will be again facilitating an online course for those who wish to attain the NZ Certificate in Residential Property Management (Level 4). The course will start in late January but we will need applications to be in as soon as possible. Please express interest and to receive application forms by emailing admin@rpma.org.nz. Any proposed entry exam under regulation will be at a lower level and those with the NZ Certificate would not be required to complete it.

Those members with the NZ Certificate only need to complete the RPMA Ethics Module to be apply to apply for QRPM post nominals.

Yours in property management



Chairperson