



News And Views

Issue 4

Thursday March 20th 2014

- TPA will be at Linwood Link Tuesday and Thursday 9am to 11am. Appointments preferred.

Housing Forum Information can be found at www.christchurchhousingforum.org.nz.

You can find us on Facebook <https://www.facebook.com/tpa.chch?ref=hl>

www.tpa.org.nz

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How far we have come (or not) !

We came across some old news articles from 2011 and 2013 and upon review we have not come very far at all! June 2011 The Star Business section—"Tenants, Landlords without comeback—dodgy property managers escape censure....." This article talked about a lack of a regulatory authority to deal with issues of professional conduct and property managers. We still, nearly 3 years later, have no authority in place to deal with the issues around bad practice amongst property managers. It is becoming a common issue for tenants who are dealing with some property managers who show little or no respect or compassion for their tenants.

The Press March 10-11, 2012 headline "Top Dollar asked for Slum Flats". Have we moved on from this? The rents being

asked for sub standard accommodation have not decreased at all. Helen was quoted in that article saying "It's really, really distressing for people. They are accepting rubbish, and staying in rubbish. They know if they don't take it someone else will". The client calls we receive daily show this hasn't changed at all. People are staying where they are no matter how awful their housing because they know how hard it is to find a reasonable rental property, both condition and cost-wise!

Tuesday March 20, 2012 "Rent Crisis best left to market" - this is a quote attributed to Gerry Brownlee in this article. Property Managers who are members of the REINZ and who also manage 11500 rentals in Christchurch said "virtually nothing was available in the city". A year later tenants are still struggling to find properties to rent. And those properties in good condition and

reasonable rent are even harder to find.

Market rents are distorted by the number of overpriced rentals that contribute to these figures. And if insurance companies stopped paying big money for ordinary rentals for their short term clients out for eq repairs then maybe we might see a more realistic market rent set.

On a more positive note we are seeing some movement with the rebuild going ahead. It may be small movement but at least it is going forward. There are dialogues happening regularly and we will be involved in as many of those as we possibly can.

The next Housing Forum is Wednesday 26th March at Oxford Terrace Baptist Church. 12 to 2pm



"Karl wasn't convinced that the letting agent was being entirely honest about the damp problem."



And to finish :

An older male client in a wheelchair called into our office. He had been looking for a rental and had made some phone enquiries. He said and we quote” you know it’s incredible, at least 3 landlords have asked me ‘ what colour are you?

Another story is from a woman who attended a home viewing “auction”. Before commencing the “auction” the “auctioneer” warned - if you are a beneficiary, gay or have animals it’s no use you staying!

TPA invites comments and views on topics raised in this newsletter

