



## **NZIV AUCKLAND BRANCH COMMITTEE**

**ANNUAL GENERAL MEETING  
HELD ON 26 MARCH 2019  
AT 6:00 PM**

**Bayleys Auckland CBD,  
Corner of Gaunt and Halsey Street**

### **PRESENT**

**Committee:** Kelly Beckett, Jono Crossan, Michael Delbridge, Alexander Dolejschka, Callum Kayes, Aimee Martin, Phil White, James Wilson, Henry Morris, Boris Babic, Katie Beverage, Jason Williams.

**Members:** Benjamin Astwood, Brenda Auld, Alina Barankova, Cameron Barber, Graham Barton, Elizabeth Batley, David Beecroft, Andrew Bragg, Samuel Cameron, John Cameron, David Culav, Dipesh Dahya, Caroline Fergusson, Sean Fox, Evan Gamby, Kayla Gillespie, Michael Gunn, Luke Hastie, Nicholas Hazlewood, Matthew Hogan, Logan Holyoake, Nicholas Hooper, David Horne, Isabelle Hoy, Russell Jones, Frankie Lee, Tony McEwan, Tresha Patel, Oliver Sardelic, Wing-Yu Shum, Daniel Speerstra, Hilary Spencer, Brian Stafford-Bush, Chris Swann, Michael Te Whaiti, Matthew Tooman, Bradley Unthank, Trevor Walker, Karen Withers, Qing Zhang, Michael Nimot, Graham Berryman, Samantha Watton, James Gilford, Alan Pope, David Grubb, Patrick O'Reilly, Peter Bates, Rachel Kann, John Darroch, Peter Wilkinshaw, Chelsea Emirali, John Migely, Nick Mann, David Tang, George Tee, John Pali, Simon Bryant, Jeremy Tucker, Kelly Douglas, Nigel Dean, Mike Sprague, James Owen, Allister McKenzie, Sonia Dryden, Steve, John Churton, Gary Clapcott, Ben Johnson, Scott Millar, Cara Christopher, Mike Marinovich, Robert Benjamin, Josh Spoues, Joseph Petty.

### **APOLOGIES**

Ken Stevenson, Andrew Liew, Ian Campbell, Mark Lyons, Kerry Stewart.

## **CHAIR WELCOME/ OPENING**

On behalf of the Auckland Branch Committee, we welcome you to the NZIV Annual General Meeting.

For anyone who has just joined us can you ensure that you have signed the registration sheet which will confirm your attendance and confirmation of your CPD point.

I would like to welcome our invited guests for the NZIV meeting this evening which include;

- Roger Gordon NZIV President
- Jason Williams NZIV Councillor

## **MINUTES FROM PREVIOUS MEETING**

Like the PINZ minutes, copies of the 2017 minutes were not made available in time before last year's AGM so again they were deferred until now.

*No amendments were made.*

If there are no matters to be raised from the previous 2 years AGM's minutes then let's approve these separately.

Can I please call on someone to propose that the 2017 minutes are a true and fair record and a seconder please?

Moved:	Callum Kayes
Seconded:	Kelly Beckett
	Carried

Separately, can I call on someone to propose that the 2018 minutes are a true and fair record and a seconder please.

Moved:	Brian Stafford Bush
Seconded:	Russell Jones
	Carried

## **CORRESPONDENCE**

### **Correspondence In**

Nothing to report

### **Correspondence Out**

Nothing to report

## **ELECTION OF NEW COMMITTEE MEMBERS**

I wish to refer you to the Annual Report which details the committee members names.

Under Rule 63 of the Rules of the New Zealand Institute of Valuers, at every general meeting of a branch, three elective members of the Branch Committee shall retire from office. The members to retire shall be those longest in office. Under Rule 65 these members shall be eligible for reelection and shall be deemed to be nominated for reelection unless they have given notice to the Secretary of the Branch Committee that they do not desire to be reelected.

Accordingly, those Committee members retiring this year and not making themselves available for re-election are Mike Chen, Andrew Sowry, Chris Swann, Jerome Te Paa, Derek Smith, James Wilson, Allister McKenzie and Josh Higgle.

Retiring Committee members that have made themselves available for re-election are Mark Lyons, James Fraser, Richard Lawson, Andrew Liew and Elizabeth Danielson.

The following members have been nominated to join the NZIV Auckland Branch committee;

- John Churton
- Matt Tooman
- Libby Batley
- Simon Bryant
- Jeremy Tucker
- Alex Dolejschka-Ang

Unless there is any opposition, I move that the above nominees and retiring committee members seeking re-election join the Auckland Branch, can I please have a seconder

Moved:	Trevor Walker
Seconded:	Michael Delbridge
	Carried

## **CHAIR REPORT**

It is my pleasure to present the Chair report for 2019 for the NZIV Auckland Branch Committee.

As stated in my PINZ report, in this past 12 months the committee has focused on building a strong relationship with both Auckland and Massey University. The Universities want to encourage more students into Valuation and they need our help to do this. Michael Delbridge and I had meetings last year with Deborah Levy and Abdul-Rasheed Amidu at Auckland University and Alan Pope at Massey

University. Both Universities are very keen to encourage our Institute to become more involved. We propose to develop more concepts of how we can assist and interact with the University. We have just completed one of our ideas with Callum Kayes being instrumental in finding 3 property professionals to speak to the year 2 students at Auckland University two weeks ago, on the benefits of becoming qualified as a valuer. Both Universities have asked us to provide seminars for the students and to provide guest lectures. Auckland University will soon ask our members if they would like to participate in a research topic on commercial valuation. So again, can I please ask when there is an opportunity to become involved with either University please put your name forward and help out.

I refer you to the Membership Report. Richard Lawson and many fellowship members have kindly interviewed and processed a huge increase in ANZIV applications being 5 to date with more to be processed, which has been really encouraging to see. The Branch and I wish to thank Richard (and his team being Alan Roberts, John Churton, Michael Sprague and Patrick Foote) for your outstanding efforts.

Jason Williams has been our NZIV Councillor reporting on all National matters and we thank him for this enormous role. Well done.

I would also like to take this opportunity to thank Alan Roberts and his fellowship committee on their work scouting for our future "Fellow" members. Thanks Alan and your team; Tony Culav, Arthur Appleton, Mike Sprague, Graham Barton and Steve Sampson. We appreciate your work.

Again, I would like to thank all the Branch committee members for their work during the year which is much appreciated.

The committee is listed in your Annual Report. Could you all give these people a round of applause! I am grateful to be able to serve on the committee and hope that we as a committee can make a difference. Thank you.

I would now like to welcome Jason Williams to read his Councillors report.

### **NZIV Councillor**

Firstly, I would like to take this opportunity to commend the Auckland Branch committee for their efforts throughout the past year. I would like to also acknowledge our current NZIV President Roger Gordon who is retiring later this year. Roger has actively led the NZIV Council. The conception and implementation of a number of the initiatives which have either been completed or are currently being undertaken by the Council at present is a testament to Rogers dedication and the significant contribution to the valuation profession that he has made during his tenure as president.

Over the past year the NZIV Council has focused on undertaking a number of initiatives which align with our strategic plan. These include but are not limited to the completion of a review of the Professional Practice Committee process and the implementation of a marketing program with the aim of promoting the profession.

The Council has also been in consultation with the Standards Board to further advance education and promotion of standards and associated issues. This includes the conception and implementation of an Ethics, Standards and Resources section on the PINZ website. We believe that this is a significant step forward in the delivery of standards and associated resources for the profession. I encourage you to familiarise yourselves with the resource and provide feedback to either the Standards Board or Council. We are also in the early stages of setting up a web page for case law. Of note at both branch and national level, Council have agreed in principal to a new award in order to honour one of our members who has passed for their immense contribution to the valuation profession. This initiative has been led by several members of the Auckland branch.

In closing, I would like to encourage the valuation profession to actively seek to increase diversity within your respective firms and businesses. The atrocity that took place recently here in New Zealand is a solemn and sombre reminder that we must actively guard against racism and seek to eliminate this from our society by way of pursuing mutual respect and equality. New Zealand is an increasingly diverse society which is all the better and stronger for it. The profession will similarly be better placed and stronger if we can grow diversity within our respective firms.

*Phil then invited Roger Gordon as the NZIV President and Patrick O'Reilly to speak on NZIV, PINZ and recent matters respectively.*

*Roger thanked everybody for volunteering their time on the committee.*

*Phil thanked Roger, who is standing down as the President of NZIV and asked for a round of applause.*

## **General Business**

We have received no remits

*Phil opened the floor to any general business.*

*John Darroch provided the following:*

His concerns surrounded the announcement of a capital gains tax and the potential impact on the valuation industry. He questioned what we are doing as a profession, refuting the rumours going around that the valuation industry doesn't have the capacity to do all of the work required of the proposed tax. He suggested something needs to be done to inform the wider market / banks etc that we do have capacity to meet clients' needs but need to be experts in our chosen field within valuation.

*Roger Gordon provided the following feedback:*

Roger received a large number of calls from reporters when the above narrative was created in the media. Concerns centred around the huge workload required for annual valuations which may come about from the tax. The NZIV wanted to avoid a debate around how many valuers the industry has, and instead inform the wider media / stakeholders that valuers already do annual valuations for REITS

/ LPTs, and if valuations are required for capital gains tax assessment, that it should be Registered Valuers that do this. This needs to be clear in Wellington that we are the only professionals, as Registered Valuers, able to do this job.

*A member of the audience asked;*

There are three methods for the mass valuations required if a tax goes ahead, there must be some sort of arrangement for who does what for each different type of property. There cannot be one mass appraisal technique for all property types as is the case for rating valuations. The NZIV needs to be reiterating this message in Wellington.

*Roger Gordon provided the following response:*

He agreed that it needs to be advertised that Registered Valuers should be sought for this work, rather than any other industry. Regardless of whatever properties are going to be included in the proposed tax, it needs to be Registered Valuers that undertake the work.

*Peter Bates posed the following:*

He mentioned one way to look at this is historically, is that registered valuers have done every single type of valuation ever done (i.e. Rating Valuations, Current Market Valuations, Plant and Machinery etc). He suggested it would be wise for valuers to make a group who represent the wide range of the profession (including corporate valuers, mass rating valuers, expert witness experts, plant and machinery specialists etc) who as an organisation can provide concise feedback to lawmakers and represent the profession's best interests. He encouraged the NZIV Council to consider this, and thanked Roger Gordon for his efforts thus far.

## **CONCLUSION**

Unless there is anything further I would like to thank the PINZ and NZIV Branch Committee, our guest speakers Patrick, Roger and Jason, Kelly Beckett and Jono Crossan for helping me put together this AGM, Bayleys for making this room available and their continual help with sponsorship and to you our members for everyone's attendance and declare the meeting closed.

There being no other business the meeting closed at 6.49 PM.

## **NEXT MEETING TO BE HELD IN MARCH 2020**

(Date, time and venue to be advised closer to the time)