

PROPERTY INSTITUTE OF NEW ZEALAND
ROTORUA TAUPO BRANCH ANNUAL GENERAL MEETING
5th March 2020

Meeting Opened 3.07pm
ASB Meeting Rooms

Introduction:

Welcome our guests at the meeting - Viv Gurrey PINZ CEO, Luke van den Broek (PINZ President) and Jeff Alexander (NZIV President).

Acknowledge ASB for letting us use the venue free of charge

Apologies:

Fraser Morison, Gary Gillespie and Jo McCracken,
(Passed and Second: Sharon Hall and Nicky Harris). All in favour – Yes.

Present:

Helen Brumby, Kendall Russ, Donald Truss, Sharon Hall, Paddy Hayes, Mike Jenson, Kayan Ho, Mark Apperley, Alex Keys, Sue Lyn Chan, Derek Turnwald, Michael Power, Stuart Robinson, Ken Parker, Grant Utteridge, William Cleghorn, Nicole Harris, Dave Townsend, Miles Mander, Michael James, Luke Van den Broek, Jeffrey Alexander, Martyn Craven, Irimana Ngawhika, Glenn Hardwick, Rebecca van Etten, Viv Gurrey

Proxies:

None received.

Minutes of the Precious AGM:

Minutes had been circulated. No amendments received.

Motion to proposed that the minutes be accepted and signed as correct. (Proposed by Dave Townsend, Seconded by Helen Brumby) All in favour – Yes.

Matters arising from the minutes – None.

Chairman's Report- Martyn Craven

Kendall Russ stood down from the Chair position at the last AGM and Martyn was appointed the new Chair by the committee.

Thanks to committee members for their contributions throughout 2019 and others that helped.

- Sharon Hall – Secretary
- Mark Apperley – Treasurer
- Sue Lyn Chan – Membership
- Derek Turnwald – CPD Co-ordinator
- Nicky Harris – Social
- Martyn Craven - Chairperson

CPD events during the year included field trip to Lockwood premises organised by Derek and joint presentation with Cheal, APR and Telfer Young organised by Martyn. We also had a combined Christmas and retirement function for Peter Jenks, Ken Parker, Dave Kent and John Kershaw. Also, the Pedestrian Count was organised by Sue Lyn Chan.

Ruth Graham stepped down from the committee and at the last AGM Kendall acknowledged her longevity as a committee member. She has semi-retired from valuation and opted not to be in the spotlight at the retirement function. The loss of 5 active valuers coupled with reducing work hours of several of our older members is putting further strain on our industry, especially in Rotorua.

Martyn attended the branch chairs meeting in Wellington and audio conference last year. This year is the 20th anniversary for PINZ and we have funding support to hold a local celebration. The annual conference is well underway with Sir John Key as the keynote speaker, Chris Finlayson the former Minister of Treaty Settlements is also booked and Cameron Bagrie the economist is likely to present.

Acknowledge Derek Turnwald obtained NZIV accreditation in 2019, and the committee is currently processing his application for membership to PINZ.

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We have had a year of retirements in our branch with a massive wealth of knowledge and experience leaving. The size of our branch is small, albeit acknowledge that Central Otago, Southland, Gisborne and Whanganui have lower members. It is imperative that if we continue, we get engagement with other property related organisations.

Martyn acknowledged Kendall Russ for his contribution as Chair of the Branch for a number of years, particularly when reflect on issues created through having such a small membership and a reluctance among the membership to share responsibilities.

Lastly Martyn mentioned the support we all receive from head office. It is often a thankless task, however in recent years members have received substantial improvements in the level of services provided. CPD via webinars and other events are more available than ever before, and cover a wide range of topics. The website now has most of the resources easily available.

Thank you for everyone attending and wished everyone well for the year ahead.

Motion to proposed that the Chairs report be accepted and signed as correct. (Proposed by Sharon Hall, Seconded by Nicky Harris) All in favour – Yes.

Statement of accounts

Mark Apperley the Treasurer- update on the accounts.

- Total Income of \$551.89
- Total expenses of \$742.84 giving a net loss of \$190.95
- The account balance as at 31.12.2019 was \$5,458.80

Motion to proposed that the accounts have been received. (Proposed by Helen Brumby, Seconded by Derek Turnwald) All in favour – Yes.

Remits and Motions Raised for Consideration

There were none.

Election of Committee Member

The three longest serving committee members retired –Mark Apperley, Derek Turnwald and Sharon Hall – and all have offered themselves for re-election.

Motion to proposed that the re-election of these committee members be accepted. (Proposed by Paddy Hayes, Seconded by Kayan Ho) All in favour – Yes.

Nicky Harris has tendered her resignation from the committee.

Martyn Craven has tendered his resignation as Chair, but will remain on the committee. Mark Apperley has offered himself to stand as chair.

Are there any further nominations from the floor for Chairperson or committee member? None.

Motion to proposed for election of Mark Apperley as Chairperson be accepted. (Proposed by Grant Utteridge, Seconded by Ken Parker) All in favour – Yes.

Motion to proposed for election of Martyn Craven to the committee be accepted. (Proposed by Mike Power, Seconded by Sharon Hall) All in favour – Yes.

The new committee is now comprised of:

- Mark Apperley (Chairperson)
- Derek Turnwald
- Sharon Hall
- Sue Lyn Chan
- Martyn Craven

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General Business

- CPD Events – Some current ideas for CPD events for 2020 include a session at the Maori Land Court with presentation on the legislation, valuation implications and case law summaries. Another proposal is a seminar on Lake structures/licences for jetties and boat sheds. Likely presentation from BOPRC, DoC and Iwi. As per usual if anyone comes across good ideas for CPD events this year, please make it known to a committee member at your earliest convenience.
- Paddy suggested to include a Hangi. General consensus that a major event could be made re Maori Land.
- Possible contacts – Chris Finlayson (via Head office); APL (Rotorua); Judge Savage.
- Local Branch – committee struggles to organise events with such a small membership (38) 30 active hence only 15-20 likely to attend. Martyn mentioned that he has had issues with depression which has contributed to his resignation as chair. He also was behind the committee considering putting forward a motion to dissolve and allow members to join another branch. It would be useful to have member opinion as to future of Rotorua/Taupo Branch. This is a topic that Viv will cover in her presentation and it may be appropriate to cover this issue at that time.
- Is there any general business from the floor? - None

PINZ Report

Viv Gurrey (CEO) and Luke van den Broek (President) gave an update from Valuers Council and PINZ.

Report from Viv Gurrey in brief

- Introduction - leadership by establishing a vision and culture and empower teams to execute these visions; building relationships and trust; build on 20 years as Property Institute
- Thanked Martyn as past chair, welcomed Mark as new chair and thanks to members
- Acknowledged both Luke and Jeff (both presidents) and Rebecca (chief of staff) for attending
- Observed PINZ an organisation made up of professionals who are passionate about what they do, across all spectrums of property
- Vision – membership first and branches to ensure grass roots level of industry thrives (it's about people). She acknowledged that actions speak louder than words, demonstrated by both the presidents, Rebecca and herself attending all the AGMs to meet the members.
- Support and encourage membership for younger people
- Head office now National Support Centre (NSC)
- Rotorua/Taupo branch has 38 members
- Online manual for each branch which is available to members
- Looking to add value to individual members and branches – recognises unique needs of each of these – providing physical resources as well
- Conference is 8-10th July – John Key head speaker, Chris Finlayson (ex-Attorney General and minister of treaty settlements - pre & post government) – celebrating 20 years of PINZ
- New certificate design

Report from Luke van den Broek in brief

- Took over as president in June 2019
- Changes include providing relevant service delivered back to members
- Clear communication, asking members what they want/need from PINZ
- New CEO appointed – welcomed Viv Gurrey to the role
- Culture change at NSC – doing things differently. Input from members
- 20 years NZIV – opportunity to reinvent ourselves

NZIV Report

Jeff Alexander (President) in brief

- Ensure status of NZIV and Registered Valuer remain
- Promoting the profession, registering Valuers, dealing with complaints etc.
- Effort being put into resurrecting the NZIV Brand
- Council have been working on
 - recently met with the minister for our Act
 - updating 2020 service agreement with PINZ
 - mentoring service to members if they have a complaint
 - service to public regarding any concerns they may have
 - met with VRB and looking at educational learnings they can report back to members

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- role of NZIV
- review of professional conduct committee
- protection of public
- banks control on industry
- Minister asked for our feedback on the Act
 - served the public well
 - very easy for public to make a complaint about a valuer (only 19 complaints last year)
 - 2014 occupation review – available online
 - review of act around VRB & complaints
 - add lay members to the board
 - she had received a complaint about how long drawn out nature of complaints
 - Act was on her radar but nothing would happen before election
 - member need to want to become members, not have to become members
 - VRB declaratory relief – High Court proceeding – King decision, disciplining Valuers out of step with other professionals and the Act. Legal advice is that there is some validity to our claim.
- Updating and signing SLA – modernising and tidying up this document

General Discussion

- Issues of lack of membership and young members coming through – too hard a process
- How are we going to grow our membership?
 - there was a record number of newly registered Valuers last year (63, 3 times previous years)
 - the profession is highly reactive to downward trends in the market
 - Christchurch is very engaged with the universities
 - not going to make it easier to become a Registered Valuer – trying to keep the bar high
 - members need to portray a better image of the profession and market ourselves
 - networking a big part of branch collegiality
 - young members do not want the bar lowered
- Is there an opportunity to attract people in their 30-40s to the industry who could be wanting a life/career change? Could we capitalise on this opportunity by making the qualifications easier if they already have a degree?
- Loss of a face to the industry because of the banks demanding middle ordering company
 - Roger Gordon now involved with board
 - quality of report writing has improved substantially
- Can't employ overseas valuers because need a salary of at least \$80k to sponsor them
- Why were there concerns over Rotorua as a venue for 2021 conference versus Christchurch
 - apparently venue size is the issue – hard to find a venue with capacity for 300+
- Viv suggested Chris Finlayson could possibly be available to assist with our Maori land branch CBD
 - Helen Brumby from APL re Maori land leases
 - Judge Pat Savage at Maori Land Court

Next Meeting

The next meeting date for the committee is 12 March. AGM will be organised next year.

Meeting Closed

Meeting closed at 4.26pm.


