

March 2023

Auckland Branch

PROPERTY INSTITUTE OF NEW ZEALAND AUCKLAND BRANCH

ANNUAL REPORT 2023

**PROPERTY
INSTITUTE™**

**Property Institute of New Zealand
Auckland Branch
Annual Report**

March 2023

PINZ AUCKLAND BRANCH COMMITTEE

I am pleased to report that at the time of writing this report a significant proportion of the Branch Committee have volunteered their services for the following year. I am very grateful to all those branch committee members that have provided support and volunteered their efforts during the year.

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 re-election unless they have given notice to the Secretary of the Branch Committee that they do not desire to be re-elected.

Accordingly, Committee members retiring this year and not making themselves available for re-election are Michael Delbridge, Alex Dolejschka-Ang, Mitchell Stubbs, and Phil White.

Retiring Committee members that have made themselves available for re-election are William Tomlinson, Brittany Robertson, and Chloe Woollard.

There are a number of vacancies available for new members to the Executive Branch Committee in the 2023 year.

We urge those of you who are interested in advancement of the Institute and the property profession to become involved at a Branch Committee level. If you or your colleagues would like to form part of the Branch Committee please make yourself available for nomination and fill out the appropriate forms.

Under Rule 64 of the Rules of the New Zealand Institute of Valuers, nominations for membership of the Branch Committee are required to be in writing and signed by two members in addition to the candidate. At the time of this report being published, I have received nomination forms for Hamish McCulloch, Ian Ramsey, Charndee Grewal, Jimi Raynes, and Tom Smeed.

Michael Delbridge

Secretary, Auckland Branch Committee, New Zealand Institute of Valuers

CHAIRPERSON'S REPORT

I am pleased to present the Chair report for 2022/2023 year on behalf of the PINZ Auckland Branch Committee.

We have emailed everyone who was registered for this AGM an Annual Report and I hope you have had a chance to read this.

Whilst the past 12 months have seen some normality return to organising events, the Branch Committee continues to face some challenges with regards to attendance and member participation. However, we have hosted the following events for members in 2022:

- Half Day Seminar with presentations from Auckland Central and Green Party MP, Chloe Swarbrick together with then Auckland Mayoral Candidate, Wayne Brown.
- Professional and Student networking event at Beca
- Two Young Guns event
- Christmas Function

Looking forward into 2023, we have several exciting and valuable events lined up for members. This includes a Diversity and Inclusion event, Regional Valuers Summit Auckland and an event focussing on pathways to Registration. The Branch has also made a commitment to become more involved in Careers Expos throughout Auckland to promote the property industry.

We welcome any recommendations from members on topics for Webinars or in person events and we encourage members to get in touch with us should they have any ideas.

The committee has continued to be involved with both Auckland and Massey University, where we have met with Alan Pope of Massey University and Deborah Levy of Auckland University to discuss how PINZ and the Universities can better assist each other and we have attended several events including the AUPSS Women in Property Event and panel discussions.

Boris Babic has been our PINZ Councillor reporting on all National matters and we thank him for this.

I refer you to the membership report, where we continued to obtain many new PINZ members and I would like to thank Kelly Beckett for heading this role with help from John Churton for all their efforts in handling this task. The Branch continues to encourage all property professionals to encourage members to join PINZ.

I would also like to thank our sponsors this year with these being BECA, Savills and Bayleys.

CHAIRPERSON'S REPORT CONTINUED

Additional items that I would like to bring to members attention are as follows:

- **PINZ Constitution:** This was sent to members on 16th January and if members haven't reviewed it already, please do so. It's an important document that will enable the PINZ of the future.
- **National Property Conference:** Registrations are now open. This is going to be a fantastic international event at the new Te Pae Convention Centre between 7th – 9th June. The Property Institute awards are also open and accepting nominations with three new awards this year, two business awards and a Future Leaders award.
- **Education:** There will be a wide range of fantastic education offerings scheduled for this year and the Branch encourages all members to take advantage of the networking opportunities with your colleagues and peers.

Finally, I would like to thank all the committee members for their work during the year. I would especially like to thank those members who are stepping down from the branch, Michael Delbridge, Alex Dolejschka-Ang, Mitchell Stubbs, and Phil White for their contribution to the Branch over the last few years.

The Branch has adopted a hybrid approach to meetings between Teams and in person which has worked well and supported committee members attendance and we will continue this approach moving forward.

Avella Taylor

Chairperson, Auckland Branch Committee, Property Institute of New Zealand

PINZ AUCKLAND BRANCH COMMITTEE

The PINZ Auckland Branch Committee consists of:

Executive Members

Chairperson	Avella Taylor
CPD Convenors	Chloe Woollard Logan Holyoake
Membership Convenor	Kelly Beckett
Social Convenor	William Tomlinson
Young Guns Convenor	Brittany Robertson
Plant & Machinery/Standards	Andrew Liew
University Liaison Convenors	Amy Huang Tony Carroll
Golf Day Convenors	William Tomlinson Mitchell Stubbs
PINZ National Board Member	Boris Babic
Fellowship Convenor	Alan Roberts
Diversity and Inclusion	Divya Patel

Other Executive Members

Eve Prouse	Matt Tooman
------------	-------------

Non Executive Members (Honorariums)

Secretary	Michael Delbridge
Treasurer	Alex Dolejschka-Ang

CPD

The Auckland Branch held one Continuing Professional Development event during 2022. This was a half-day seminar on the topic of rent at the Beca Auditorium on 2 September 2022. We were fortunate enough to have some excellent presentations including from the Auckland Central and Green Party MP, Chloe Swarbrick, who outlined the concept of rent and hardship that can occur as a result of it, particularly in a residential context.

Auckland Mayoral Candidate, Wayne Brown, provided an overview of what rent should represent and advanced comment on the inappropriateness of the Ports of Auckland performance when no rent has been charged on their land.

The Chair of Property Council, Leonie Freeman, provided a very inciteful overview on the 'build to rent' development that has been actively promoted by the Property Council including policy development with potential legislature.

The event was soundly attended by around 50 members and positive feedback was received.

These events take a significant amount of time to organise and attendance helps fund the activities of the Auckland Branch which includes the likes of the Christmas function, Women in Property events, and to a lesser extent, Young Guns events.

I would like to acknowledge Andrew Liew's commitment to making a presentation room available for the event. I also wish to thank both Logan Holyoake and Chloe Woollard for their contribution to the smooth running of this event.

This brings to an end my 5 years of organising Auckland Branch events. I hope that attendees feel a variety of quality speakers and presentations were received over that time. I particularly felt the Sven Hansen presentation on wellbeing was timely, as was the webinar presentation by John Dakin. From here on in, Logan Holyoake and Chloe Woollard will be organising events for the current year with a Regional Valuers Summit Auckland scheduled for 27 April 2023.

Best Wishes,

Matt Tooman

CPD Convenor, Auckland Branch Committee, Property Institute of New Zealand

UNIVERSITY LIASON

The Auckland branch has had great success over the past year with some very exciting things in the pipeline.

The year started off with a Women in Property event hosted by the University of Auckland where members of the PINZ Committee were invited to speak to upcoming graduates. Some members of the PINZ Committee also attended the University of Auckland Annual Property Awards 2022 evening.

In September 2022 PINZ hosted a student networking event at Beca House which was catered to an integration of upcoming graduates from both the University of Auckland and Massey University. Attendees were provided with the opportunity to network with each other as well as hear from a panel of speakers which consisted of a range of property professionals. Overall, the event was well received.

PINZ also attended the Massey University open day where we conducted a presentation on property as a career and assisted on the property kiosk providing advice to those interested in pursuing a career in property.



Pictures above—

Top: Student Panel Discussion Evening held at Beca.

Below: Michael Delbridge and Tony Carroll attending the Massey University Open Day.

In the coming year discussions have begun with the universities around how PINZ can actively continue to provide support.

Amy Huang and Tony Carroll

University Liaison Convenors, Auckland Branch Committee, Property Institute of New Zealand

PLANT & MACHINERY / STANDARDS

In 2022, the Plant and Machinery Valuers Institute (PMVI) had a eventful year in Auckland. A standout feature was the series of study group exam workshops held both on-site at Beca and via teleconference. The four sessions delivered over the course of several weeks proved to be highly valuable, covering exam preparation strategies and valuation techniques in depth.

In addition, the PMVI provided exceptional guest lectures at the University of Auckland and Lincoln University. These lectures offered unique insights into practical plant and machinery valuation case studies, specifically addressing market value and depreciated replacement cost approaches.

The year culminated in the highly anticipated Annual Conference held at JLL Auckland on November 17th, 2022. Bringing together industry experts and leaders in digital engineering and electric transportation, the conference focused on innovation and emerging trends. Keynote speeches and panel discussions fostered an engaging and informative experience for all attendees, with opportunities to explore new technologies and methodologies for plant and machinery valuation.

Additionally, a new and prestigious Biran Kellett award was inaugurated this year to recognize outstanding contributions made by members of PMVI. The Brian Kellett Award was presented at the PMVI conference to Jacob Posa from JLL in acknowledgment of his excellence and commitment to the PMVI. Jacob was selected based on his notable contributions to the exam workshops and his impressive performance in the PMVI exams.

The conference was generously sponsored by JLL, Turners Ltd, and Beca, making it a truly collaborative and successful event.



Pictures above—

Left: Keynote speaker Jo Crickett (Group General Manager) of JW group presentation on Electric bus and public transportation practices.

Right: Jacob Posa (left) receiving the Brian Kellett award from Steve Bown as PMVI Chair (right)

Andrew Liew

*Plant and Machinery/Standards Convenor, Auckland Branch Committee,
Property Institute of New Zealand*

MEMBERSHIP

Applications for Full Membership (MPINZ) were consistent with recent years. There were no applications for Senior Member (SPINZ) this year.

Where necessary full membership (MPINZ) interviews are still undertaken for all the professional communities by the Auckland Branch, taking approximately 15 minutes with a brief discussion of work history, current employment and professional practice, including ensuring the applicant has met the minimum standards for the completion of CPD over the past two years. Please note that applicants from the valuers community can apply for MPINZ prior to registration if they have completed 2 full years of CPD.

For those members wishing to apply for SPINZ, each applicant is required to have been a full member of the Property Institute for at least six years, be registered either with the Valuers Registration Board or the Property Institute Board, and have at least eight years post-graduation work experience within the property profession. One important criteria that must be considered is that candidates are required to hold a senior position within the property industry for at least three years.

The applicant is normally interviewed by the membership convenor and two other senior members, where possible including a Fellow of the Property Institute of New Zealand. The interview generally lasts for approximately 30 minutes and the applicant is questioned on their leadership roles, mentoring, professional ethics, problem solving and training or supervision of staff.

Auckland Branch processed 10 MPINZ applications. The majority of applications were received from the Valuers Community however we welcomed our second member from the PROMINZ community last year.

I would also like to thank John Churton (FPINZ) who has assisted me with membership advancements.

Kelly Beckett

Membership Convenor, Auckland Branch Committee, Property Institute of New Zealand

DIVERSITY AND INCLUSION

The PINZ Auckland Branch Committee is thrilled to announce the launch of our new 'Diversity and Inclusion' initiative, spearheaded by Divya Patel. This exciting initiative aims to promote inclusivity and diversity within our organization by hosting a series of engaging events for our members.

Our events will be designed to create a platform where individuals from different sectors can come together and engage in meaningful discussions on crucial topics. From sustainability and corporate social responsibility to workplace empowerment, these events will explore a range of emerging issues that are critical in today's world, and inspire positive change.

The first event is scheduled to take place in early May 2023, and we can't wait to share further details with our members. We believe that this initiative will have a positive impact on our community, and we encourage all members to support this important effort.

Stay tuned for more information about our upcoming events!

Divya Patel

Diversity and Inclusion Convenor, Auckland Branch Committee, Property Institute of New Zealand

SOCIAL

The Auckland Branch held its first social event in the form of the Christmas function after a two-year hiatus - a moderate sized event hosting about 60 PINZ members at Brew on Quay in Britomart. We'd like to thank all those who attended, and encourage more participants to come for this year's rendition.

In 2023 we will be creating another social event to bridge the gap in knowledge between newly registered valuers and those looking to sit the exam, to encourage questioning, impart valuable tips, and form study-groups - resources without which we're sure many a valuer would have failed the exam. It is also a good opportunity for younger valuers to come together and meet contemporaries within the profession.



Picture above: Auckland Branch Christmas Function 2022

William Tomlinson
Social Convenor, Auckland Branch Committee,
Property Institute of New Zealand.

NATIONAL BOARD MEMBER REPORT

The previous year finally brought back some normality allowing the Property Institute of New Zealand Board to continue to progress on its goals of orientating the organisation and its structure towards the future.

The Board has most recently released a new constitution which is currently under member review. This significant strategic change was accelerated by requirements under the Incorporated Societies Act and allows PINZ to position itself as a modern and agile organisation. A significant amount of time and effort has gone in creating this document which looks to address a number of existing challenges and should not go unnoticed.

The year in review has also allowed our membership to benefit from the leadership of our newly elected President Ben Gill following the resignation of our long standing president in Luke van den Broek. A formal congratulations should be given Luke for his dedication to the profession and to Viv Gurrey for her tireless efforts as our CEO. A number of policies have been reviewed over the past year including branding, internal membership systems and CPD audit amongst others. The 2022 online conference saw 40 speakers deliver leading insights and we look forward to an in-person conference in 2023. We hope this will meet the high expectations of our members.

The Board has also brought on new members in Helen Brumby and Vili Feiloivao to lead the COMPRO and IPAC arms of PINZ. We look forward in their contributions in delivering for our ever-growing membership group.

From a local level, we continue to deliver messages from the Auckland Branch committee to the PINZ Board to ensure your voices are being heard. I encourage all members to reach out to the branch if there are issues you feel need to be discussed.

Boris Babic

*Northern Region National Board Member, Auckland Branch Committee,
Property Institute of New Zealand.*

TREASURERS REPORT

Good evening everyone, I will briefly summarise the 2022 Financial Accounts.

Overall, 2022 financial year showed an increase in activity in comparison to previous years which were impacted by the COVID-19 Pandemic.

The main points to summarise are:

- We had income of \$36,171.24 with expenses of \$35,973.10, leaving us with an operating profit for the 2022 financial year of \$198.14 versus an operating profit in 2021 of \$1,798.15.
- Most seminar events which were able to be hosted at a profitable level. Two Young Guns events were able to be held and was at a breakeven level.
- As of 31 December, we had \$22,811.03 of working capital and \$22,811.03 in a term deposit, totalling current assets of just over \$44,573.93.
- Our current liabilities as at 31 December comprised of accounts due for payment in the new year, totalling \$0.
- This leaves us with net assets and total equity of approximately \$44,573.93 for 2022 vs \$44,880.93 in 2021.

Please note that these figures are GST inclusive.

Overall, the branch position has remained stable and of a good financial position with similar amount of cash on hand since 2019. The largest one off payment was in regard to Young Guns expenditures. Other successful events includes the Half Day Seminars organised with the help of Matt Tooman.

The branch hopes to carry on with another successful year for 2023 with the opportunity in a post COVID-19 to be able to host more events and seminars.

Alexander Dolejschka

Treasurer, Auckland Branch Committee, Property Institute of New Zealand

ANNUAL REPORT 2023

PINZ FINANCIALS

Property Institute of New Zealand Auckland Branch
Statement of Profit & Loss as at 31 December 2022

	2022 \$	2021 \$	2020 \$	2019 \$
Income				
Other	\$0.00	\$0.00	\$4,147.38	\$27,415.77
Interest Received	\$0.00	\$356.70	\$591.16	\$329.36
Social Functions	\$0.00	\$0.00	\$1,110.00	\$1,110.00
Pedestrian Count	\$0.00	\$0.00	\$0.00	\$0.00
Breakfast/ Seminar	\$7,895.78	\$8,280.69	\$11,862.04	\$0.00
Young Guns	\$28,275.46	\$17,009.75	\$560.00	\$30,174.40
TOTAL INCOME	\$36,171.24	\$25,647.14	\$18,270.58	\$59,029.53
Expenditure				
Bank Charges	\$204.54	\$196.58	\$191.40	\$277.22
RWT Paid	\$0.00	\$0.00	\$0.00	\$0.00
Honorarium	\$1,800.00	\$2,400.00	\$2,400.00	\$2,400.00
Other	\$0.00	\$0.00	\$0.00	\$0.00
Networking/ Social / Life Members Event	\$2,011.00	\$500.00	\$3,530.50	\$1,592.00
Pedestrian Count	\$0.00	\$0.00	\$0.00	\$0.00
Promotion & Awards	\$1,000.00	\$2,000.00	\$1,000.00	\$1,084.12
Postage, Telephone, Fax	\$0.00	\$0.00	\$0.00	\$0.00
Golf Tournament	\$0.00	\$2,906.00	\$3,490.00	\$0.00
Breakfast/ Seminar	\$3,166.06	\$1,881.90	\$6,106.21	\$4,769.16
Young Guns	\$27,791.50	\$13,964.51	\$57.50	\$31,768.60
Branch Meeting Expenses	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURE	\$35,973.10	\$23,848.99	\$16,775.61	\$41,891.10
Operating Profit/ Loss	\$198.14	\$1,798.15	\$1,494.97	\$17,138.43
Other Income				
Other Expenses				
NET PROFIT/ LOSS	\$198.14	\$ 1,798.15	\$1,494.97	\$17,138.43