



## THE PRESBYTERIAN CHURCH PROPERTY TRUSTEES

### Residential Tenancies Amendment Act 2019

There have been recent updates to residential tenancy law, which affects both landlords and tenants. The changes can be summarised under the following headings:

- Tenant liability for damage
- Contamination of premises
- Unlawful residential premises
- Insurance statement

In this newsletter:

- New Tenancies Act
- Introducing John White
- Helping your minister
- Annual reports

Just how these changes effect the management of parish property is something that each Parish should review, bearing in mind that any breach could incur damages or termination of a tenancy.

For instance, landlords are to make sure that premises can be legally lived in at the beginning of a tenancy. To quote the brochure (link below) “The Act has amended the definition of ‘residential premises’, so that regardless of whether premises can be legally lived in, they will be considered ‘residential premises’ under the Residential Tenancies Act if they are lived in or intended to be lived in.

This amendment gives the Tenancy tribunal full jurisdiction over cases concerning premises that are unlawful for residential purposes”.

We recommended that you take some time to read the following brochure to ensure you are compliant: <https://www.tenancy.govt.nz/assets/Uploads/files/residential-tenancies-amendment-act-2019-brochure.pdf>

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### New Property and Administration Manager - John White

I am pleased to have joined the Church Property Trustees following Pat’s decision to retire. I certainly have some big shoes to fill!

For most of the last 12 years I have worked for Guardian Trust/Perpetual Guardian as a client manager, specialising in the area of personal client services, particularly high net worth clients. This trustee background, together with extensive experience in property, has provided me with a good foundation to continue the work of the Trustees.

Finally, I am a “son of Kentigern”, as the school song proclaims, and was a member of the College Pipe Band. Hopefully I am steeped in sufficient “Scottishness” to fit well within the organisation!

I look forward to getting to know those of you in parishes over time. You can email me on [johnw@presbyterian.org.nz](mailto:johnw@presbyterian.org.nz) or call on 04 381 8290.



## How we can help your Minister?

### Burnett Trust Loans

Ministers are able to call on the Olive Burnett Loan Fund for loan assistance. The Fund provides eligible ministers with low interest loans of up to \$10,000.

This facility is due to the generosity of Olive May Burnett, and the legacy that she gifted to the Church in 1985. The Loan Fund is administered by the Trustees, who have absolute discretion in all matters relating to loans to ministers.

### Benevolent Fund Grants

The Benevolent Fund was created following the wind up of the Defined Benefit sections of the ministers' Beneficiary Fund. The Fund is available for grants to ministers in a number of circumstances including sickness and disability, retirement support and in cases of special need.

Like the Burnett Loan Fund, the Benevolent Fund is administered by the Trustees.

If you need more information, please do not hesitate to contact us.

### Holidays on the farm at Glenn Innis – Central Hawkes Bay

Free holiday accommodation is available to ministers and their family at Glen Innis Station in sunny, rural Hawkes Bay (15 minutes from Waipukurau). This is available to all ministers of the Presbyterian Church (whether they are still in a parish, or retired) courtesy of the generosity of the McNutt Trust.

Handy to wineries, beaches, Hastings (50 minutes), and Napier (70 minutes), the comfortable cottage and homestead, set in park-like grounds, are self-contained and fully equipped with modern conveniences. Recent renovations have made the houses even more enjoyable. Enjoy farm walks, tennis court, swimming pool, trampoline, and games room, or during the cooler days, a good book by the Kent fire.

Those traveling from the South Island are eligible for a subsidy on ferry fares every second year.

For more information, details of vacancies and photos, please visit [www.presbyterian.org.nz/for-ministers/glen-innis-ministers-holiday-home](http://www.presbyterian.org.nz/for-ministers/glen-innis-ministers-holiday-home)



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## Trustees' Annual Reports and Newsletters

The Trustees' annual operational accounts, Chair's report, and PIF newsletter and accounts are now available at: <https://www.presbyterian.org.nz/for-parishes/church-property-trustees>