IQ INVESTOR



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QUINOVIC
Experts in property care and return

Welcome to your monthly update from Quinovic Merivale and Rolleston on property investment news *October 2026*

As our business "birthday" rolls around yet again we are reminded of a situation that occurred at the beginning.

A friend was on a plane from Wellington to Christchurch and was seated beside a lady with strong associations with the property management sector in Christchurch. Our friend mentioned our new enterprise which at that stage was just a few weeks old. To which the lady responded, "I give it 5 minutes".

Well, it has turned out to be a very long 5 minutes. 19 years on November 1st. 19 years in the same offices (plus the new Rolleston office of course). 19 years over which we have grown into one of the more successful property management companies in the city. 19 years of trials and tribulations as expected within business. 19 years of working alongside our loyal clients – some of whom have been with us the entire 19 years.

We thank everyone for their ongoing support of our now two businesses. Hopefully we will still be here in another 19 years.

With only days remaining before the elections, we have tried to summarise where each party stands on the policies that impact on property investors as at 16th October.

Property policies on the table this election include a range that could impact home owners, landlords and tenants targeting tax changes, solar power Ans loans to get onto the property ladder.

Pushed out of the top four issues by unemployment, housing remains in the top five, with 20% of those surveyed viewing it as a top issue for the country.

The list below includes up to 10 of each party's policies relating to housing.

NATIONAL:

- Widen access to 5% deposit home loans by extending the First Home Loan income cap to $300,000 and apply the income cap to all applicants.
- Abolish the blanket ban on minimum parking requirements.
- Work with the Auckland Council through the Auckland Deal to align housing, infrastructure and economic growth.
- Home Energy Fund. A Central Government council-backed financing platform offering long-term loans for households to invest in solar, batteries, insulation and other energy resilience measures.
- Enable electrification in the new planning system.

LABOUR PARTY:

- Capital Gains Tax – 28% tax on any profit made after July 27 when a commercial or residential property (excluding the family home) is sold. No profit made before July 27 to be taxed. No inflation adjustment.
- Keep interest deductibility for landlords.
- Ban "no cause" eviction controls.
- 6,000 additional social housing places over four years.
- Raise the Crown Guarantee for Community Housing Funding Agency (CHFA) Social Bonds.

GREEN PARTY:

- Rent controls that limit rent increases to whichever is lower of inflation and average wage increases.
- Require all rental tenancies to be offered as long-term or permanent tenancies.
- Establish a Rental Warrant of Fitness system.
- Create a register for landlords and property managers.
- Build tens of thousands of new public homes, significantly increase accessible housing stock and fund more papakainga to

be built on whenua Maori.
- Strengthen the Healthy Homes Standards.
- Expand support such as housing first, transitional and supported housing services.
- Establish a right to housing in legislation that requires the State to ensure all New Zealanders are adequately housed.
- Ensure all government agencies with responsibility for housing are fully responsive to Maori housing priorities, including a co-governance model at the Ministry of Housing and Urban Development and Kainga Ora.
- Investigate capping the number of houses that may be bought by an individual, private company or family estate and introduce a value uplift policy.

OPPORTUNITY:
- 12.75% annual tax on the value of land. Exemptions may apply to farmers and retirees.
- Implement 10 “simple, nationally consistent planning zones”.
- Create a national pre-approved system of prefabricated and modular housing methods.
- Update housing laws to make it easier to build a wider mix of housing.
- Expand the Warmer Kiwi Homes programme to cover eligible rentals and extend it to double-glazing, solar and electrification.
- Refund GST to councils on new builds that meet strong environmental standards.
- Raise the minimum Healthy Homes Standards.
- Require all new builds to be wired for EV charging and solar.
- Give councils, Community Housing providers, iwi and trusted developers direct access to low-cost government finance when they deliver affordable or social housing.
- Let landowners defer the land tax for up to two years whilst the land is still under development.

TE PATI MAORI:
- Build 2,000 homes on Māori ancestral land within four years.
- Implement a stamp duty of 5% on residential sales excluding First Home buyers for homes under $1 million.
- Allocate 50% of all new social housing to Maori.
- Implement a Land Banking tax 0f 33%.
- End all sales of freehold land to offshore foreign interest.
- Introduce a Vacant House Tax (2% annually applied to capital value of homes vacant for more than three months a year.
- Repeal interest deductibility.
- Enact universal rent controls.
- Repeal no-cause evictions.
- Increase funding for Sustainable Tenancies (services for tenants at risk of losing their home).

NEW ZEALAND FIRST:
- Social housing for citizens first.
- Development of a 30-year Population Plan to co-ordinate immigration, housing and infrastructure.
- Require “fast-track” housing developers to detail infrastructure needed or if it exists, is funded, and can be delivered and make the Minister for Housing responsible for housing project referral decisions.

ACT:
- Abolish loss ring-fencing for rental properties.
- Allow householders to export more power where the network has capacity.
- Households can sell power to different providers from the one they buy electricity from, or through local businesses and community energy schemes.
- Exclude “purely spiritual and religious effects” from consenting.

Now if you are like us and rubbing your head trying to understand all of these then we have to recognise that many of these policies lack definition, time-frames, costings- and maybe even common-sense.
Since this list was prepared Labour have announced two further initiatives.
- To stop insurers requiring routine inspections more often than 6 monthly
- Introduce a compulsory savings aspect to Kainga Ora rents. They propose setting aside $100 per week from rents into a savings account which at the end of 5 years can be applied to a deposit.

  The theory is excellent, but little has been said about the application.

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Kainga Ora control around 78,000 properties. At potentially $5,200 per year per property that equates to over $400 million per year. Effectively, unless tenants are required to contribute, Kainga Ora's income (Government income) will fall $400 million per annum. How is this being funded? Where is it in Labour's fiscal plan?

BNZ chief economist Mike Jones predicts new-tenancy rents will increase by 1.5%-2.5% over the next 12-18 months.

BNZ's figures put the cost of owning a property at around 35% of median household income. Compare this to 25% for renting. A useful reminder of the role private investors play in housing affordability.

Those of you that are valued clients of Quinovic have been advised that Quinovic is now fully integrated with TAPI Maintenance System. This is a platform that streamlines the process of collecting photos, obtaining descriptions, avoiding mis-descriptions and talks tenants through some steps to ensure that they are registering legitimate maintenance issues.

This helps our clients by:

- Faster 'Tradie' co-ordination – provides photos, full descriptions and reminder prompts.
- Stream-lined landlord approvals – allowing owners to view, compare and accept quotes in a timely manner.
- Better transparency – all parties are kept up to date with the progress of the work being carried out.
- Triages after hours calls to ensure that tradespeople are sent immediately if needs be but also talks tenants through basic issues.

Over the years many of you have met my daughter Paige or at least heard me talk about her. Her latest escapade. Paige has been selected as an AFS (American Field Scholar) and will be spending a large part of 2027 as a student in the Czech Republic. Initially in Prague but perhaps elsewhere after that. I was an AFS student in Iceland back in 1991 and I know this is an incredible opportunity for her to learn about, and live within a different community. And to also learn about herself. She is very excited of course but no doubt a little worried. Home is going to be very empty for several months but the experience will be a great confidence builder for her before she sets off to university in 2028.



All the Quinovic Property Management offices in Canterbury combined to sponsor the recent Match Play Golf tournament held here in Christchurch. The winners of the competition now get automatic entry into the pro-am section of the New Zealand Open to be held in February 27. It was a great 3 days and as a result I am now getting golf lessons. Time will tell.

Enjoy the sunny weather.

Cheers Sharon.