

Property Council New Zealand

Submission on the Local Government Official Information and Meetings Amendment Bill

02 February 2023

For more information and further queries, please contact
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Governance and Administration Select Committee

Via Email: Governance.Administration@parliament.govt.nz

Submission on the Local Government Official Information and Meetings Amendment Bill

1. Summary

- 1.1. Property Council New Zealand (“Property Council”) welcomes the opportunity to submit to the Governance and Administration Committee on the Local Government Official Information and Meetings Amendment Bill (“the Bill”). We support the Bill and recommend its adoption.

2. Introduction

- 2.1. Property Council is the leading not-for-profit advocate for New Zealand’s most significant industry, property. Our organisational purpose is, “Together, shaping cities where communities thrive”.
- 2.2. The property sector shapes New Zealand’s social, economic and environmental fabric. Property Council advocates for the creation and retention of a well-designed, functional and sustainable built environment.
- 2.3. Property is New Zealand’s largest industry and fastest growing source of employment. There are nearly \$1.6 trillion in property assets nationwide, with property providing a direct contribution to GDP of \$41.2 billion (15 percent) and employment for around 200,000 New Zealanders every year.
- 2.4. Property Council is the collective voice of the property industry. We connect over 10,000 property professionals and represent the interests of over 540 member organisations across the private, public and charitable sectors.

3. Inclusion of Natural Hazards and contaminants

- 3.1. The Bill proposes to amend the current provisions of the land information memorandum (LIM) system to include a requirement for local authorities to provide property buyers with information on natural hazards (including on the impact of climate change) and contaminants.
- 3.2. Property Council supports the inclusion of natural hazards and contaminants within LIMs. It is critical that property buyers have access to all relevant information, including natural hazards, in order to make informed decisions. Requiring disclosure of hazard information provides greater transparency and certainty to our sector.
- 3.3. The Bill also proposes to limit the liability of local authorities for sharing natural hazard information. Property Council supports this approach. In our view, it strikes the appropriate balance between improving our sector’s access to relevant information, while also ensuring that prospective property purchasers continue to undergo their own due diligence.
- 3.4. Despite our support in limiting local authorities' liability, it is critical that information provided by local authorities is scientifically accurate and appropriately tested, as adverse information will have a negative effect on the sale of properties. We note that ongoing importance of ensuring that local authorities are sufficiently resourced, in order to efficiently provide relevant information to property buyers.

4. Conclusion

- 4.1. Property Council supports the Bill, and we recommend its adoption. For any further enquiries, please do not hesitate to contact Logan Rainey, Advocacy Advisor, via email: Logan@propertynz.co.nz or cell: 021410787.

Yours Sincerely,



Leonie Freeman

CEO Property Council New Zealand