

From: Paul Magill [mailto:paul@bluekiwi.nz]

Sent: Tuesday, 19 July 2016 11:34 p.m.

To: macroprudential

Subject: SUBMISSION - Adjustments to restrictions on high-LVR residential - A REALLY GOOD IDEA
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Importance: High

Hi There,

My name is Paul Magill I am director of Bluekiwi Property Consulting.

Finance for new builds are exempt from the 60% LVR.

But Investors like my use finance from equity in existing rentals to build more housing.

I have building consent applications in to build 3 minor dwellings and a 4 bedroom house.

As opportunity to do these pass's under the PAUP.

My mortgage broker says that we do not meet the new build category.

As we are building property on existing land with existing houses and so the 60% LVR rule applies.

This does not help building supply.

If I can't get finance, I will be un-able to build these 4 houses as I can't finance them with the 60% LVR rules.

I suggest that you add to the new build exemption.

To include finance for building a house on an existing rental property.

This meets your criteria of not stimulating demand for existing stock, and also helps to create additional housing stock.

Cheers Paul

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