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Residential Representative
3rd Quarterly Report of 2026

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Part One: Executive Officer Position Description Duties

14.1. Promote via publications, promotions and campaigns, an environment within OUSA and on campus which is supportive of University of Otago student flatting culture, education, community and Residential Colleges.

I continue to utilise my OUSA Instagram account to promote any OUSA events, including residential-related ones such as 'Speed Flatting', Flat Chat, SGMs, candidate forums and any other housing initiatives I come across. I continue to engage in ODT articles on residential issues, as well as taking up the exec column in the Critic to debunk student-targeted power plans that may be costing them more annually. I've also been doing flat door knocking on flats of major concern to promote OUSA as a support service and provide resources to those tenants. I continue to work on several campaigns that have set deadlines by the end of the year as projects that will be brought into 2027. I also continue to advertise myself as a resource to students, and that anyone can reach out for advice and support. Throughout the year, I have had many students approach me over my Instagram and email seeking advice! I have found this work in particular to be very rewarding, and it has felt the most impactful.

14.2. In conjunction with relevant Association departments, Executive Officers and committees, create educational material relevant to flatting.

I'm certainly still proud of the flatting pamphlets I made at the start of the year, and through this quarter continue to receive overwhelmingly positive feedback. Including, just the other day, feedback from one of the directors of Edinburgh property management who thinks they are a great resource! My green sticker has been in the works for a while now, and has taken me much longer than I anticipated to get a design that I am happy with. Subsequently, I've got a Critic Te Ārohi staff member to help with this, and we have set a deadline for the end of November.

14.3. Be a member of appropriate internal committees of the Association, including, but not limited to:

14.3.1. Residential Committee;

Yes

14.3.2. Colleges Committee; and

Yes

14.3.3. Subwarden Committee.

Yes

14.4. Chair monthly meetings of the Residential Committee, ensuring all committee members are advised of meeting times, that the agenda is prepared and circulated beforehand and ensuring that the standing orders of the committee are adhered to.

I am currently waiting for the Senior Warden to find representatives from each college to set a date for a committee meeting. I am as frustrated as anyone that this has taken so much longer than I intended. I did get a chance to meet with the Locals' Programme to gauge their continued interest in the membership of the committee, which they are committed to, and we

discussed what kind of input I would be looking for. I will chase up those representatives and try to set a date to meet either by the end of the year, or have a date settled for the start of 2027 for whoever takes up the role.

14.5. Chair meetings of the Colleges Committee, ensuring all committee members are advised of meeting times, that the agenda is prepared and circulated beforehand and ensuring that the standing orders of the committee are adhered to.

N/A as it is disbanded

14.6. Chair meetings of the Subwarden Committee, ensuring all committee members are advised of meeting times, that the agenda is prepared and circulated beforehand and ensuring that the standing orders of the committee are adhered to

This now merged with the residential committee and is yet to meet.

14.7. Take direction from the Residential Committee, and by extension the Colleges Committee and Subwarden Committee, on all matters relevant to Residential Colleges, University Flats, the Locals Programme, student flatting and student locals within the University and the community.

N/A

14.8. Via, or in consultation with the Student Support Centre, maintain a good working relationship with the Campus and Collegiate Life Services of the University, sharing information and ideas with them when appropriate.

My relationship with the Student Support Centre is active, though been relatively dormant this quarter. I am helping promote their 'Speed Flatting' event, and they will be included in my ongoing support work as I forward students to them as a helpful tenancy resource. I look forward to their feedback on my upcoming campaigns. They are continually promoted as a service on my Flatting 101 pamphlets as well.

14.9. Maintain a good working relationship with the Proctors' Office and Campus Watch bringing to them issues of students within the wider community.

I had emailed back in July about arranging a time to catch up and formally meet. I will follow up on this and arrange a time that works best! I look forward to this.

14.10. Maintain a good working relationship with the heads and deputies of Residential Colleges and University Flats, and the head of the Locals Programme and their student representatives.

Sean and I continue to meet on a monthly basis! He's always good to chat with about ideas and initiatives. I got to help out over the mid-year break with recruitment work at Te Rangihīroa College, which was a great experience for me. I've met with May Pitcon from the Locals Programme and established a good relationship with her too. Further communications with residential colleges and the Locals Programme will come with the re-establishment of the residential committee.

14.11. Maintain a good working relationship with the Administrative Vice-President, proactively bringing issues relevant to Residential Colleges, University Flats, Locals Programme and the Otago Student Community to their attention and meeting with them on a weekly basis.

Kamesha and I have had discussions when relevant or when issues have arisen that require such discussion. Aside from weekly executive meetings, we don't meet on a weekly basis.

14.12. Perform the general duties of all Executive Officers.

I believe I have performed all of my general executive duties this quarter and will continue to do so.

14.13. Where practical, work not less than ten hours per week

My current average is 7.83 hours, mostly due to breaks over the mid-year and mid-semester, which is slightly offset by my higher hours in the first quarter. However, these past few weeks I have been working over-hours to bring my yearly average closer to 10 hours, as it is currently 8.88 hours. In just the past four weeks, I have worked an *extra* 13 hours as part of this effort and will continue to do so into this final quarter to build back that yearly average; especially with many campaigns in the works, this should be pretty easy!

Part Two: General Duties of All Executive Members

3.1. The appointed term for all OUSA Executive Officers shall commence from the 1st of January and will terminate on the 31st of December of that same year.

Yes

3.2. Where reasonable, all Executive Officers are expected to assist as volunteers for OUSA events and functions, including, but not limited to:

- 3.2.1. Assisting at the OUSA Tent City and other activities during Summer School, Orientation and Re-Orientation; and;*
- 3.2.2. Assisting with elections and referenda where appropriate.*

This quarter I have helped out at the SGM, candidates' debate and market stall.

3.3. It is expected that Executive Officers attend Executive meetings.

I have attended nearly all executive meetings, with a couple missed due to winter illness.

3.4. Where reasonable, all Executive Officers are to be available for national conferences, national and local campaigns, Executive training sessions and Executive planning sessions.

I am always doing my best to be available for all executive-related events under these criteria. In this quarter, I attended the Pacific Island cultural awareness session that was held for executive members.

3.5. All Executive officers shall:

3.5.1. Keep up to date with the Finance and Strategy Officer's Executive budget, bringing to the Finance and Strategy Officer any spending proposals, keeping track of their spending and ensuring they do not exceed budgeted expenditure;

Troy and I catch up when and where we can; we haven't had as close communication as we had in the previous quarters, but we still actively reach out to each other, especially if I have any questions.

3.5.2. Educate themselves on needs and experiences relevant to historically marginalised demographic groups including intersectionality and promote and encourage all demographics to participate, where relevant, in clubs, societies, committees and OUSA events;

I understand the importance of representation and in encouraging everyone to get involved with OUSA. Especially in my role, with tenancy issues, these are issues nearly everyone will face during their time at Otago University, so I encourage everyone to reach out for support and continue to educate themselves on their rights and responsibilities as a tenant. I feel as though I apply this to all demographics, including marginalised ones. The Pacific Island cultural awareness workshop definitely aided in this regard!

3.5.3. Act in accordance with and uphold Te Tiriti o Waitangi while exercising their duties;

I have acted in accordance with and upheld it, and will continue to do so.

3.5.4. Where reasonable, attend events hosted by clubs related to historically marginalised demographic groups;

I have not been able to attend any particular events relevant to this section, unfortunately, but will continue to seek such opportunities moving forward.

3.5.5. Prioritise sustainability and minimization of environmental impacts in all aspects of their role and keep up to date with environmental issues;

I've certainly done my best to be sustainable, and through my ecological studies, I keep well up to date with environmental issues. Opting for online campaigns certainly helps in this regard and reduces resource usage.

3.5.6. Every quarter undertake five hours of voluntary service which contributes to the local community; and;

My assistance at the recent SGM and the upcoming market day stall are intended to serve this purpose.

3.5.7. Regularly check and respond to all communications.

I regularly check and respond to my emails.

Part Three: Attendance and involvement in OUSA and University Committees

I am a member of the following OUSA, University, and external committees outside of my job description:

- Performing Arts Committee
- Animal Practices Steering Group

I have not received correspondence from either of these.

I am also on the combined colleges committee and the appeals panels for residential colleges. There have been very few combined colleges committee meetings at all this year, and they are consistently cancelled; perhaps there isn't much to discuss there. I haven't needed to sit on the appeals panel this quarter, but have been involved in recruitment work as I previously mentioned.

Part Four: Goals and your Progress

PROGRESS

For the green sticker campaign, I have got an illustrator from Critic Te Ārohi, Gemma, to make a mascot for 3 variations of the sticker. We had a meeting together this quarter to discuss ideas and deadlines. We decided a fun mascot idea would be a seagull, as it is a very recognisable figure and adds a comedic element to the sticker design. The colour scheme will be a balance of green and blue. In each of the three sticker variations, it will be posing differently to indicate different modes of satisfaction (e.g. thumbs up or dancing poses). I've given Gemma plenty of creative freedom here to try whatever ideas she comes up with, though! Her previous work in Critic inspired me to contact her, as the style is very friendly. We decided on November as a deadline, and in the meantime I am working on wording and general sticker style.

In terms of the residential committee, it took a while to find a time that Sean was free, as our monthly meetings got cancelled a few times due to his schedule and some hall emergencies, but we eventually were able to meet and go over a game plan. He's currently looking for representatives from each college to get contacts for, and then I can send out a meeting invite. With exams quickly arriving, this date may have to be set for 2027, but I will aim for a meeting by the end of the year. I have met with Maya Pitcon from the Locals Programme, who has representatives who can be part of the committee.

One of the other big things I've done this quarter is support a flat going through a severe mould issue and lack of compensation from their property manager and landlord. I cannot disclose specific details as the case is still ongoing, but I recommended they get a mould report done, which came back with shocking results of *Cladosporium* and *Aspergillus* / *Penicillium*-like mould spores at extremely high counts, indicating predominant establishment of the species in two of three bedrooms of concern in the property. I've been doing lots of scientific research on these mould types, and these are known to cause lung infections, worsen asthma/eczema symptoms, and serious health issues in immunocompromised individuals. The property itself has fundamental failures that compromise these bedrooms for the boys living in them, with consistent moisture seepage making remediation incredibly costly and difficult to manage as a tenant. I've been going along with one representative of the flat to community law meetings, and I've been in the DCC office to chat about the building consents for the property and whether prosecution is possible under the circumstances. Unfortunately, mould does not classify as a building consent issue, and although the bedrooms likely wouldn't have been consented today, because consents were given roughly 20 years ago when consents were less rigid, they cannot get involved. They cannot prosecute a landowner for a consent given so long ago, and to a different landowner at the time. I was referred to Tenancy Services, and I waited hours in the queue to get through to someone, only to get no helpful advice. I've also attended a remediation session where Pure Services came by to try and control the mould issue, which we do not believe was enough work and didn't address key fundamental issues with the property. I told the flat to reach out to MBIE and ask if they will either pick up the case entirely or help out. Thankfully, they are willing, since the case is so severe. This case has been huge, and I've learnt a lot along the way. They're currently gearing up for the Tenancy Tribunal, so there will be a lot more work there, with organising their documents and such! This is certainly some of the most rewarding work I've done all year, as it has not only taught me so much about consents, mould, and the RTA, but I've also felt like I'm making a valuable difference. I will continue to monitor this property going forward to ensure due action is taken, as it would be very difficult to make those bedrooms untenable by 2027. It will be interesting to see if next year the same problems come up for those tenants.

I've also gone around and done some flat door knocking at my ex-landlord's properties! She consistently takes her tenants to tribunal, so I gave out my contact details and had lots of chats about her history with the different tenants. One group has reached out so far for help and advice, and we haven't been able to catch one flat in particular as they have been away both times we had visited the property.

I've also recently met with Julie Collow, the Courts Education Officer in the Office of the Chief Justice and Brett Carter, the Principal Adjudicator of the Tenancy Tribunal, over their proposed education initiative targeted at Dunedin students named 'Ask a Judge'. We ran through some ideas for this initiative, and settled on the idea that Brett could come down to Dunedin next year and OUSA would set up a panel where students could drop by and ask tenancy-related questions. Brett will also be coming down in October and will be in contact to meet, as I wanted to discuss feedback on our Tenancy Tribunal here in Dunedin. The initiative aims to demystify the Tenancy Tribunal, but I worry that regardless of what you tell students about the tribunal, it will always be difficult and inaccessible when outcomes are poor and experiences even worse.

Recently I came up with two new ideas for campaigns, with the help of Lane Sievwright, a director of Edinburgh. I reached out to arrange a meeting and to bring in an idea of mine. I want to expand on my Flattening 101 pamphlet idea to create a comprehensive online document in two major parts: flat care and legal rights/obligations. Flat care will cover absolutely everything tenants should know about taking care of a property, from the basics to things people tend to forget. The second part will cover the Residential Tenancies Act, but in a more digestible form. It will be sectioned out with an index at the beginning, as it will not be intended for people to read the whole thing (although a few may choose to), as I acknowledge the difficulty in engaging with this kind of initiative. So for ease of use, students, or anyone who is a tenant, would be able to flick through to their relevant section as they require it for any troubleshooting or questions. There would also be a section at the end detailing all the support resources available. When I brought this idea to Lane, he was very interested and would love to implement it as a document property managers give out at the start of the year for each tenancy! This was very exciting for me, so I've been working on that document recently. However, we collectively came up with another idea that I thought was even better! I suggested in the moment that students should have an online course they could complete, which would teach them all about taking care of a flat with some fun, gamified elements. Lane expanded that if this course gave you a sort of informal certification at the end, tenants could download this image and attach it to their tenancy applications. Not only does this provide incentive for students to complete the course, but it also gives landlords/property managers more security in the tenants they choose, as the course certificate demonstrates a better comprehension of property care. I have reached out to the Otago Polytechnic, as I figured someone from their design course would suit this project best. I am hoping to hear back soon so that this plan can start moving forward too!

And finally, I also did a brief Critic article on power plans, specifically on the free 9 pm – 12 am power plan that Contact Energy offers. I wanted to talk about how I feel students in general are too attached to this power plan, as it sounds very desirable on the outside, but in reality, when you realise daily charges are almost double other power plans, with annual costs being higher on average, it doesn't seem as good.

GOALS

My goals for this final quarter will involve making more headway with those three projects: green sticker, comprehensive flattening guide, and the flat care course. The green sticker should be easiest, but the other two are very big projects and may be ones I extend into 2027, for whoever takes up the role at that stage.

I'll also continue with my support work with the current students I am helping, and any others that reach out this next quarter.

As I mentioned before, the residential committee is also a goal of mine, one that has been a goal for every quarter so far! I will be chasing up Sean, the Senior Warden, on those hall representatives.

In terms of meetings, I will be meeting Brett Carter in October as well as Kieran McAnulty and Rachel Brooking about Dunedin housing in September, which will hopefully be helpful.

Part Five: General

It has been a really big journey so far as residential rep, and I've enjoyed it so much. I feel I've learnt more in this job than any other job I could have realistically had as a University student. Being on this student executive is an incredible honour and opportunity. Stressful at many times, yes, but ultimately for me it has been very rewarding. Who knew that flatting under one of Dunedin's most iconic slumlords would take me down this path? I've certainly found a passion for housing in Dunedin, and wouldn't mind this as a career in the future with a different organisation as I near my graduation from Otago. I am most grateful for all the support and kindness throughout this quarter, and especially the respect and grace from organisations I've reached out to, who have taken the time to meet with me and provide feedback and advice.