



NIDD
Realty Limited MREINZ



PROPERTY INFORMATION PACK

WAITATI
26 Brown Street

nidd.co.nz

PRESENTED BY
Kirsty Coulter



WAITATI
26 Brown Street



ASKING PRICE

Visit nidd.co.nz for detail

LAND AREA

1012 sqm more or less

BUILDING AREA

Approximately 151 sqm

OUTGOINGS

Council Rates \$1872.35pa

C.V.

\$450,000

LEGAL DESCRIPTION

OT 247/109 Lot 14 BLK III Deeds 123



Kirsty Coulter

Property Consultant

MOBILE 027 311 4445

DIRECT 425 9943

EMAIL kirsty.coulter@nidd.co.nz

WEB nidd.co.nz

Gold Achiever



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **OT247/109**
Land Registration District **Otago**
Date Issued 28 March 1931

Prior References

DI W199

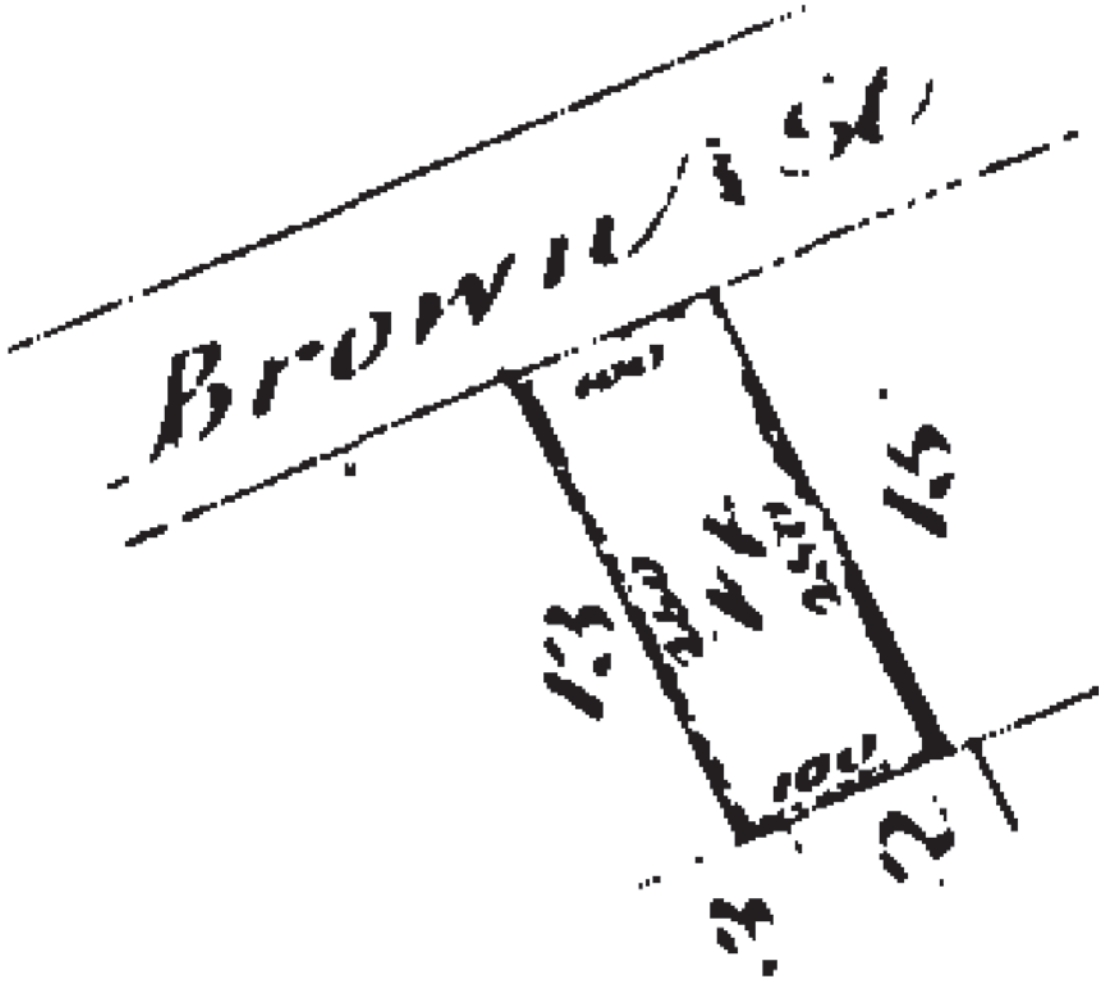
Estate Fee Simple
Area 1012 square metres more or less
Legal Description Allotment 14 Block III Deeds Plan 123

Registered Owners

Tuaine Ricky Moeroa and Emily Ruth Moeroa

Interests

Fencing Agreement in Conveyance 105174 (165/238)
10645797.3 Mortgage to Kiwibank Limited - 16.12.2016 at 4:39 pm



This Property Information has been supplied by the DCC. Nidd Realty cannot warrant the content or completeness of this document. We have used our best endeavours to provide complete documentation and correct information.

Potential purchasers should not be confined to the material herein and should always undertake their own due diligence on all aspects of the property.



Legend

Water Supply	
	Manifold Box
	Water Meter
	Toby
	Meter without manifold box
	Retic Flow Meter
	Combination Meter
	Manifold Box With Restrictor
	Water Valve - Zone
	Non Return Valve
	Water Valve - Gate
	Water Valve - Sluice
	Water Hydrant
	Water Backflow Preventor - RPZ
	Water Non-Return Valve
	Water Pump Station
	Water Bore
	Water Treatment Plant
	Water Storage Tank
	Supply Main
	Trunk Main
	Disused
	Reticulation
	Scour
	Water Service Lateral
	Water Fire Service Lateral
	Water Critical Service Lateral
	Water Zone Boundary
	Water Reservoir
	Redundant Water Main

NOTE:
Private water services have the same symbols as those above, however they are coloured pink.

Foul Sewerage	
	Standard Manhole
	Valve Chamber (pressurised)
	Boundary Kit
	Non-Return Valve
	Pump Station Domestic
	Drop Manhole
	Inspection Manhole
	Inspection Opening
	Lamphole
	Outlet
	Pump Station
	Treatment Plant
	Vent
	Foul Sewer Node
	Foul Drains in Common (public)
	Sewer
	Trunk Sewer
	Vent Line
	Rising Main
	Redundant Foul Sewer Pipe

NOTE:
Private foul drains have the same symbols as those above, however they are coloured orange.

Stormwater	
	SW Bubble-up Tank
	SW Drop Manhole
	SW Insp Chamber and Grating Inlet
	SW Inspection Manhole
	SW Inspection Opening
	SW Lamphole
	SW Mudtank Inlet
	SW Outlet
	SW Pipe Inlet
	SW Pressure Manhole
	SW Standard Manhole
	SW Stormwater Node
	Roading Bubble-Up Tank
	Roading Mudtank
	Stormwater Main
	Stormwater Trunk Main
	DCC Open Channel
	Piped WC
	Open WC
	Culvert
	Stormwater Mudtank Pipe
	Redundant Stormwater Main
	SW Sump
	SW Pump Station

NOTE:
Private stormwater drains have the same symbols as those above, however they are coloured light green.

General		Cadastral	
	DCC Water & Waste Structure		Parcel
	Hydro		Road/Rail
	Railway Centreline		Motorway Parcels
			Strata
			Easment (where recorded)

Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>

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Council Water & Drainage Services

Information shown is the best available at the time of publishing. The accuracy and completeness of this information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:
1:500
6/10/2020
3:05:24 PM



PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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PROPERTY DETAILS

Property Key	5045520
Print Date	06/10/2020 02:55 PM
Address	26 Brown Street Waitati
Property Type	Situation
Property Name	
Legal Description	LOT 14 BLK III DEEDS 123

BUILDING PERMITS/CONSENTS

Pre-1992 Historical Records (No CCC Required)

AAW

Details

AAW19630075 75 - Drainage to Septic Tank, No Plan (Adamson)

Number	Type	Status	Started
H-1963-75	AAW	Historical Record	15/01/1963

Details

AAW19610038 53955 - Close in Verandah and add a Porch (Adamson)

Number	Type	Status	Started
H-1961-288429 (AAW19610038)	AAW	Historical Record	12/10/1961

Details

AAW19620053 A010124 - Erect a Toilet in the Laundry, No Plan (Adamson)

Number	Type	Status	Started
H-1962-288533 (AAW19620053)	AAW	Historical Record	01/08/1962

Building Consent

Details

Install Fisher Blenheim Freestanding Woodburner

Number		Status	Started
ABA-2014-776		CCC Issued	07/05/2014
PIM	BC	ICC	CCC
	12/05/2014		12/07/2014

Details

Install Pump and Outfield Diffuser for Existing Septic Tank

Number		Status	Started
ABA-2003-299043 (ABA30135)		CCC Issued	28/01/2003
PIM	BC	ICC	CCC
29/01/2003	29/01/2003		04/03/2003

BUILDING ACT - OTHER

Certificate of Acceptance

Details

Remove Wall between Kitchen/Lounge and Replace with Beam

Number		Status	Started
COA-2016-82		COA Issued	21/10/2016

PROPERTY ANALYSIS		
Analysis Group	Reference	Apply Date
Septic Tank & Effluent Disposal		26/10/2016
Details		

Property note:

ST Septic tank & effluent disposal

NOTE: The Property Analysis section is additional information recorded in the computer system for your property. Full details of items can be obtained by requesting a Land Information Memorandum or Land Information Report from the Council Information Management Unit.

DISCLAIMER

The information in this report is provided in accordance with Sections 216 and 217 of the Building Act 2004.

No person should rely on this information without seeking appropriate, independent and professional advice.

Every care has been taken to ensure that the information supplied is accurate however Council does not give any guarantees, undertakings or warranties concerning the accuracy, completeness or up-to-date nature of the information provided and disclaims all liability whatsoever for any error, inaccuracy, irrelevance or incompleteness of the information.

The information provided does not constitute a Land Information Memorandum (LIM).

DEFINITION OF "STATUS" OF BUILDING CONSENTS

CCC REFUSED/ARCHIVED CONSENTS: In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.

LAPSED CONSENTS: Section 52 of the Building Act 2004 requires that a building consent shall lapse and be of no further effect if work has not commenced within 12 months after the date of issue, or any further period allowed by the Building Consent Authority.

The application will be given a status of LAPSED if no extension of time to this period is applied for. This means that a new consent will be required if the work were to take place in the future.

NOTE: This is NOT a comprehensive list of all building consent statuses.

DEFINITION OF "ABBREVIATIONS"

- Pim = Project Information Memorandum
- BC = Building Consent
- ICC = Interim Code Compliance Certificate
- CCC = Code Compliance Certificate
- CER = Certifier
- COA = Certificate of Acceptance
- NTF = Notice to Fix
- AMD = Amendment to a Building Consent

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 30135	Reference No:	5045520
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(Insert a cross in each applicable box. Attach relevant documents).

PROJECT LOCATION	PROJECT
<p>Name and Mailing Address:</p> <p>HAYMAN, ALAN ROSS C/O DELTA CIVIL CONTRACTING P O BOX 1404 DUNEDIN 9015</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage Noof an intendedstages</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p>
LEGAL DESCRIPTION	<p>Intended Use(s) in detail: INSTALL PUMP & OUTFIELD DIFFUSER FOR EXISTING SEPTIC TANK</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as years</p> <p>Demolition <input type="checkbox"/></p>
<p>Property Number: 5045520 Valuation Roll No: 26541 04400</p> <p>Street Address: 26 BROWN STREET, WAITATI 9060</p> <p>Legal Description: LOT 14 BLK III DEEDS 123</p>	

This is:

- A final code compliance issued in respect of all of the building work under the above building consent.
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council: 
Name:.....

Position: AUTHORISED OFFICER Date: 04/03/2003

Existing Trees + Vegetation

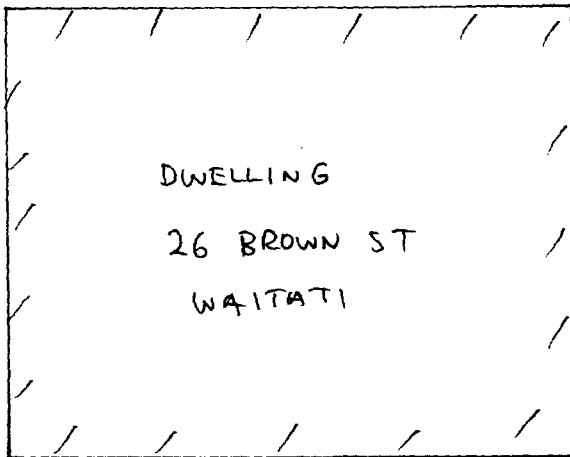
Install new fence

NEW 25m long outfired defuser pipe

NEW pump chamber 0.6m ϕ x 1m deep

Existing Septic Tank

BOUNDARY



DUNEDIN CITY COUNCIL

Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request

Building	Date
Drainage <i>R. Howard</i>	Date 29.1.03
Health	Date

NOTE
To be installed as per plan
BROWN STREET

30135

2.3. DETAILS OF PUMPED SYSTEMS

2.3.1. A system described in this publication is intended for a household using up to 800 litres of water per day, using a septic tank with a proprietary filter. A pump chamber may be either built into the septic tank or installed separately. A pump provides even distribution of effluent over the entire area of the disposal field, thus preventing overloading of any one area leading to creeping failure.

2.3.2. The pump must be selected to suit the head and distance to be pumped, and should pressurise the distribution pipe to one metre head of pressure. Clean-water pumps are commonly used, but must be corrosion-resistant. A gate or ball-valve should be installed in the outlet pipe to enable adjustment of the flow. The installation must also include a backflow preventer in the pump outlet, where the distribution pipe is at a higher level than the pump. Where the distribution pipe is at a lower level than the pump, an anti-siphon hole of 4 mm must be drilled in the pump discharge pipe, inside the pump chamber, above the alarm-operating level.

2.3.3. The pump should be set on a concrete block, 25-50 mm clear of the pump chamber bottom, to avoid sucking in grit and so that the float-switch does not strike the bottom. At low level, the water-level should remain 100 mm above the pump intake. For a 30 m distribution line, the float-switch should be arranged to deliver a dose of 100-150 litres at a time. (In a chamber of 600 mm diameter, a difference of 400 mm between top and bottom levels will deliver 113 litres.) For longer distribution lines (as in paragraph 2.8.4.4.), a larger pump chamber should be used, to deliver a dose of 180-200 litres. Longer lines are recommended where practicable as they will give a wider distribution.

2.3.4. A secondary float switch is required to be installed in the pump chamber and connected to an alarm buzzer or light, situated in a noticeable position, where it will alert the owner to a failure of the pump when the water level reaches 100 mm above its normal high level. The pump must then be serviced promptly. No emergency overflow is allowed.

2.3.5. Electrical switch-gear or connectors must be effectively protected from contact with corrosive gases. The pump must be able to be isolated electrically before opening the pump chamber, to allow safe routine maintenance of the pump and tank. Pipe and electrical connections must allow for easy removal of the pump for servicing. All electrical work must be done to electrical standards.

2.3.6. Where there are two or more distribution pipes, a gate or ball-valve can be fitted to the inlet end of each pipe if necessary to enable the flow to be adjusted or equalised.

2.3.7. Details of the distribution pipe can be varied to suit the particular circumstances. The important principles are to spread the effluent evenly over as wide an area as possible, and to maintain a good scouring velocity through the holes in the pipe so that

they do not become blocked with biofilm. A typical distribution pipe is 32 mm uPVC Class B pressure-pipe. Alkathene pipe may be used if the curve of the hill-contour requires more flexibility. The pipe must be able to drain out when the pump is not running, to prevent freezing in winter. The holes must be free of burrs on the inside, by using a new drill or by using a special deburring tool if necessary, and shielded with small pieces of half-pipe or 200 to 300 mm lengths of perforated subsoil drainage pipe as shown on the drawings (pages 20 and 30). The far end of the distribution pipe should be turned up vertically through two 45° bends with a removable screw-cap on the top to allow inspection and cleaning. This upstand should be protected by a chamber made from a piece of 150 mm pipe with a screw-cap at ground level. If the pipe is in a mound in a protected area and the end left exposed, the upstand may be omitted. The end should have a screw-cap.

2.3.8. A 30 m pipe will have 30 x 4 mm holes drilled along the invert, with one hole at the far end on top of the pipe. The first hole should be 500 mm from the beginning of the distribution area, and the last hole 500 mm from the end. For the first 12 metres the holes should be at 1.5 m centres, for the second 12 metres at 1.0 m centres, and for the final 6 metres at 500 mm centres. In a 50 metre distribution pipe, the holes should be spaced as described for Taieri Disposal System Three, section 2.8.4.4.

2.3.9. On inspection, it is recommended that a temporary stand-pipe 1.5 m high with 4 mm holes drilled at 150 mm centres in the top half-metre should be screwed onto the upstand and the pump run. The test-water should come out of at least two of the holes, but not overflow the top. The flow can be adjusted at the valve, or valves. After testing, the upstand can be replaced by the screw cap, and a screw cap fitted to the protective chamber. Without an upstand, the pump can be tested with the holes on top of the pipe. The jets should be about one metre high. After testing, the pipe can be turned over to position the holes along the invert and secured in place. There should still be one hole at the far end on top of the pipe.

2.3.10. Verification Method G14/VM1 of the New Zealand Building Code states the following considerations for the design of pumps in liquid waste situations:

“Pumps shall be designed with regard to:

- (a) The required capacity and flow rate;
- (b) Maximum internal or external coincident pressure;
- (c) Minimum or maximum pressures expected in service;
- (d) The suspended solids likely to be present in the liquid waste;
- (e) Protection against leakage, by the selection of an appropriate chemically-resistant seal packing material;
- (f) Minimising the length of suction lines, and providing the required net positive suction head;
- (g) Ensuring that any spillage is conducted away from the pump and motor; and
- (h) Providing a means of isolation for maintenance purposes.”

CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2014-776	Telephone No:	03 477 4000
APPLICANT		PROJECT	
<p>A J Sharma and A E Sharma C/O B D Thomas 139 Stafford Street Dunedin 9016</p>		<p>Work Type: Alterations/Repairs</p> <p>Intended Use/Description of Work: Install Fisher Blenheim Freestanding Woodburner</p> <p>Intended Life: Indefinite, not less than 50 years.</p>	
PROJECT LOCATION		<p>This CCC also applies to the following Amended Consents: N/A</p>	
26 Brown Street Waitati			
LEGAL DESCRIPTION			
<p>Legal Description: LOT 14 BLK III DEEDS 123 Valuation Roll No: 26541-04400 Building Name: N/A</p>			

The Building Consent Authority named above is satisfied, on reasonable grounds, that:

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

Compliance Schedule attached

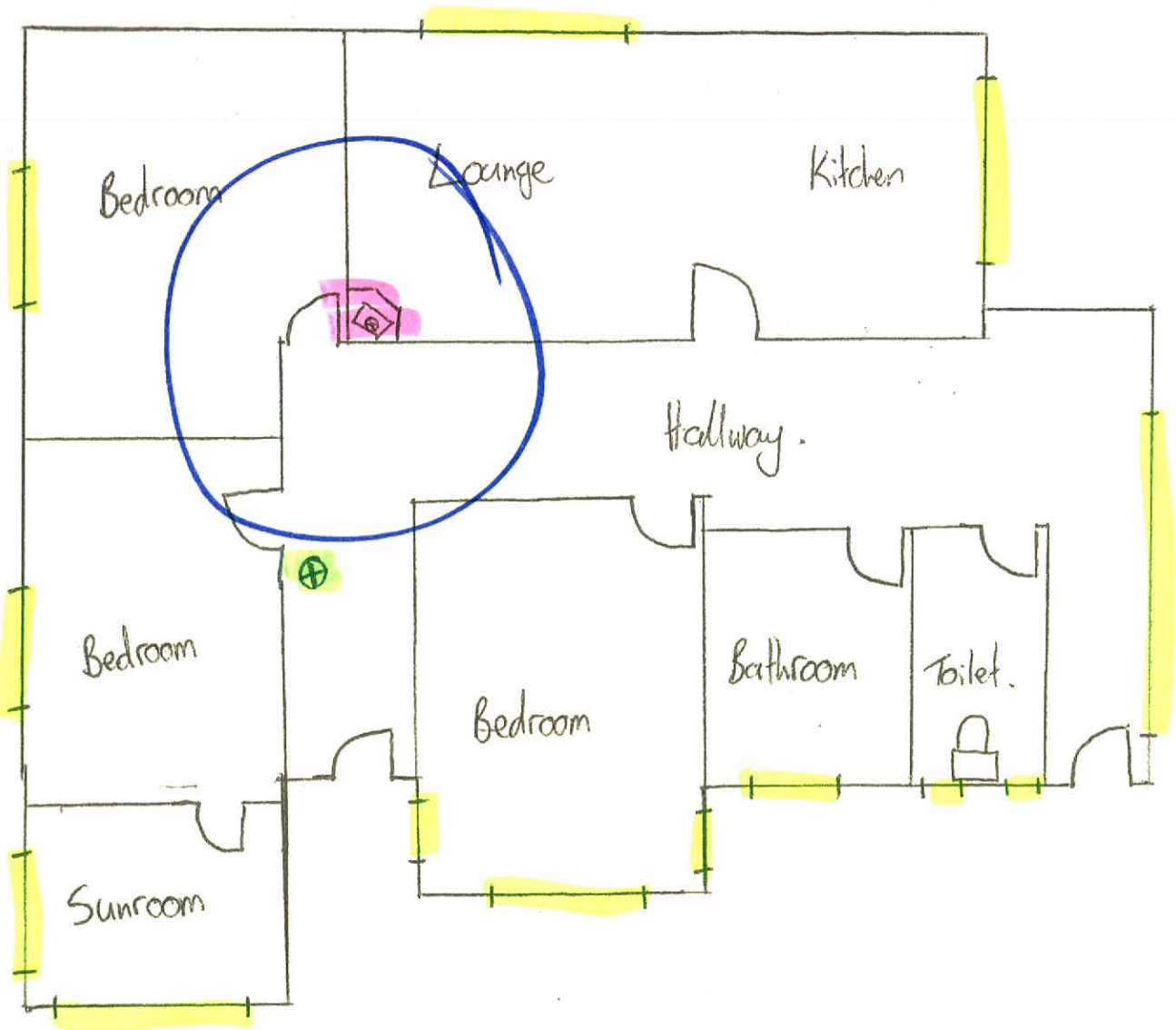
Signed for and on behalf of the Council:



Team Leader Inspections

Date: 12 July 2014

Amber Sharma
 26 Brown street
 RD2
 Waitati



— windows
 ⊕ - Smoke Detector

— woodburner: Fisher Blenheim
 F/s (Dry)

DUNEDIN CITY COUNCIL

Plans and Specifications Approved in accordance
 with the New Zealand Building Code and Approved
 Documents. To be retained on works
 and produced on request.

Building *A Level*
 Drawings
 Health
 NOTE
 Date 7/5/2014
 Date
 Date

DCC COPY



CERTIFICATE OF ACCEPTANCE

DOCBCA-F4-02/11

Section 99, Building Act 2004

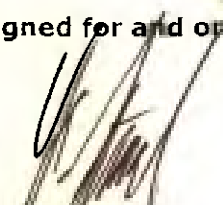
COA No:	COA-2016-82	Telephone No:	03 477 4000
APPLICANT		LEGAL DESCRIPTION	
A J Sharma and A E Sharma 26 Brown Street RD 2 Waitati 9085		Legal Description: LOT 14 BLK III DEEDS 123 Location: 26 Brown Street Waitati Valuation Roll No: 26541-04400 Description of Work: Remove Wall between Kitchen/Lounge and Replace with Beam	

The territorial authority named above is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

- Producer statement PS4 construction review David Littleton IPENZ beam capacity and beam supports

Nothing in this certificate limits the requirements that a person must not carry out building work except in accordance with a building Consent, nor does it relieve any person from the requirement to obtain a Building Consent for building work.

Signed for and on behalf of the Council:

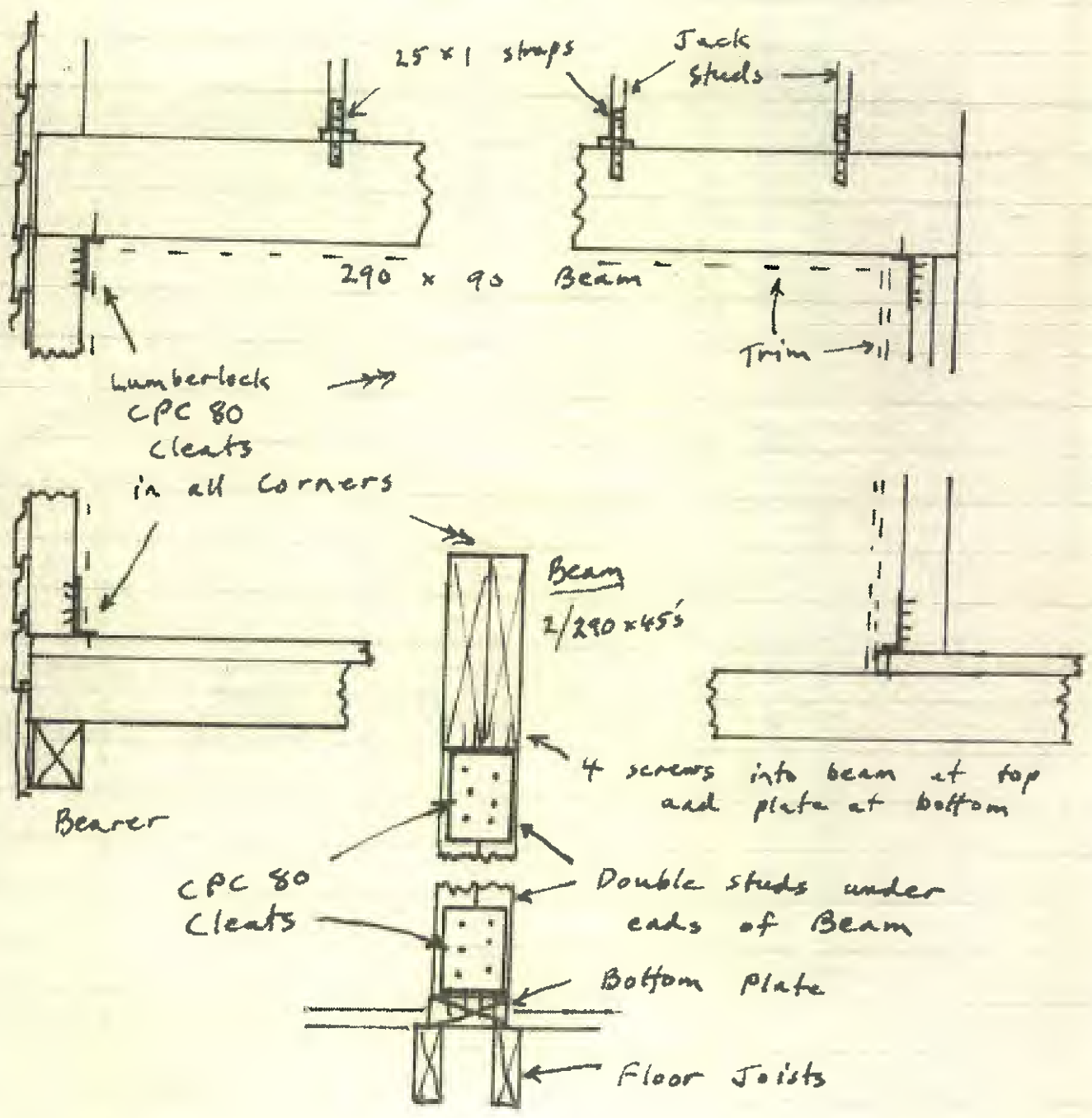

 Joe Fitzsimmons
 Team Leader Inspections
 Date: 15 November 2016

Opening between Kitchen and Lounge

(Beam replacing removed Wall)

290 x 90 Beam spanning 3.7m } O.K. according to
 Loaded Dimension 3m } table 8.9 of NZS 360

High Wind Zone } 7.5 kN uplift fixings required
 Load span 3m } (clause 8.6.1.8 and table 8.14)



From the Lumberlok connectors Data sheet, CPC 80 cleats are rated 8.0 kN for uplift.

Gerry Thompson

COA-2016-82

22 August 20126

The Manager, Building Control

Dunedin City Council.

PO Box 5045,

Dunedin.

26 Brown Street. Waitati. Lot 14 Block 111 Deeds 123

Dear Sir,

I visited and inspected the property at 26 Brown Street at 11am on Friday the 19th of August, on request of the owners, Aaron and Amber Sharma to view and report on the removal of a wall that was done without Building Consent.

The Report was requested by the current owners to have a record of the alteration done to the property without Building Consent.

The work involved removing a section of load bearing wall between the existing kitchen and the lounge. I was informed that this work was completed in 2013 and that the work was done by the owner and Neville Gray, A Building Contractor from Osbourne.

The existing property was constructed approx 100 years ago on concrete piles with timber weatherboard cladding and corrugated iron roof.

All observations are from a visual inspection only with no removal of wall linings to check structural framing.

The wall section removed was a load bearing wall that supports the main light weight iron roof and the also the rafters of the lean to area of the kitchen. The opening is 3.7 metres wide and 2.3 metres high. The lounge ceiling has been lowered from the original height that makes it impossible to see the beam from the roof space and the beam has been lined over so also cannot be seen from the rooms involved. According to the owner the beam fitted is a double 300x50 making up 300x100 and is supported by 100x50 studs at each end. I was able to confirm the 300mm height of the beam by use of an electronic stud finder at 3 different places along the length of the beam. The underside of the beam is visually straight showing no deflection during the 3 years it has been in place. Measurements taken from the floor to the underside of the beam confirm no deflection. There has been no extra support under the floor fitted to support the studs so they are fitted to the existing bottom plate only however there is existing piles on this building line as it has always been a load bearing wall. There is no evidence of any extra bracing being fitted to this building line and it would be assumed that this wall would have had a 100x25 diagonal brace fitted at the time of original construction. There are 2 other walls in the same direction as the wall removed but as these are lined and painted no indication can be given as to the construction or bracing in these walls. There is also no evidence of any form of tie downs other than nailing fitted to either the top or bottom of the supporting studs.



These photos show both ends of the new beam and wall opening





This photo shows the roof that is supported by the new beam. The beam is on the line of the change in the roof angle. The main window shown is the kitchen window.

An earnest effort was made to discover and analyse the construction of the area where un-consented work has been carried out on this property. This assessment was made using the Inspectors Industry Knowledge and Experience and On – Site investigations and measurements.

Conclusion.

It is the opinion of the Inspector that the listed un – consented work was carried out with reasonable care and attention to the requirements of the work and it is considered to be in a Safe and Sanitary condition having not caused any issues in the 3 years since the work was carried out and should be expected to remain so. It is accepted that no hidden structural work could be seen at the time of inspection and that the beam has not been designed by a Structural Engineer nor has any Bracing Schedule been done or put on record. There are two walls on the other side of the hall that are on either side of the affected building line that may at least give some bracing to this area but as the inspection was done without the benefit of any lining removal no guarantee can be given as to the bracing units remaining in this area of the property. The only evidence is that the wall linings in the area showed no stress cracking to joints and corners and no visible indication of movement at the time of inspection.

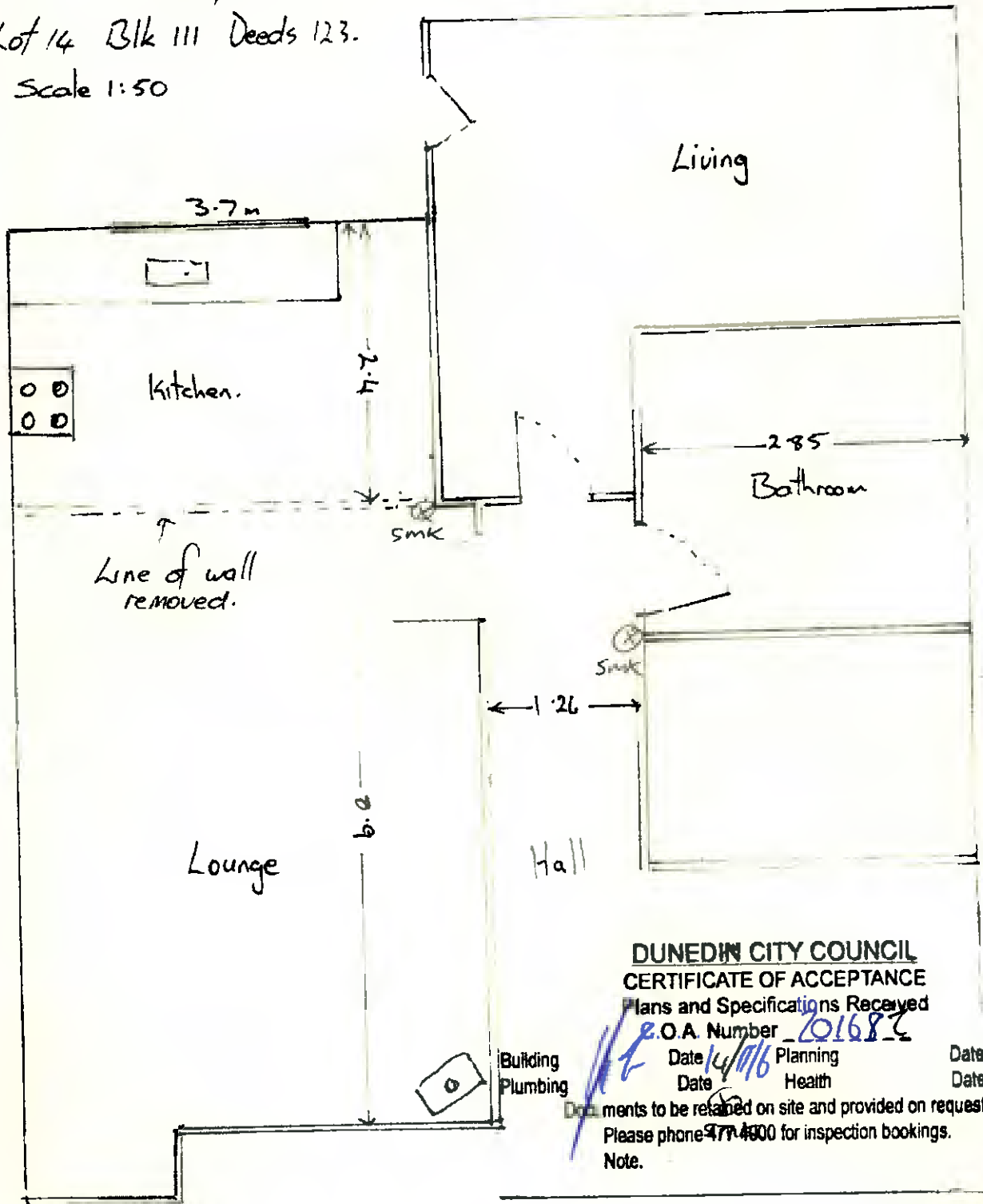
Having read the relevant sections of the Act and based on a visual inspection only we are satisfied that the building alterations have not made this building Dangerous or Insanitary as defined in sections 121, 123, or 124 of the New Zealand Building Act 2004.

This report does not mean that the works comply with the Building Code and does not guarantee that the work inspected will not fail or cause issues at any stage in the future but are an accurate record of the work at the date of inspection.

Yours Sincerely,

Larry Greene LBP 100534

Living Area of 26 Brown St. Waitati
 Lot 14 Blk 111 Deeds 123.
 Scale 1:50



DUNEDIN CITY COUNCIL
CERTIFICATE OF ACCEPTANCE

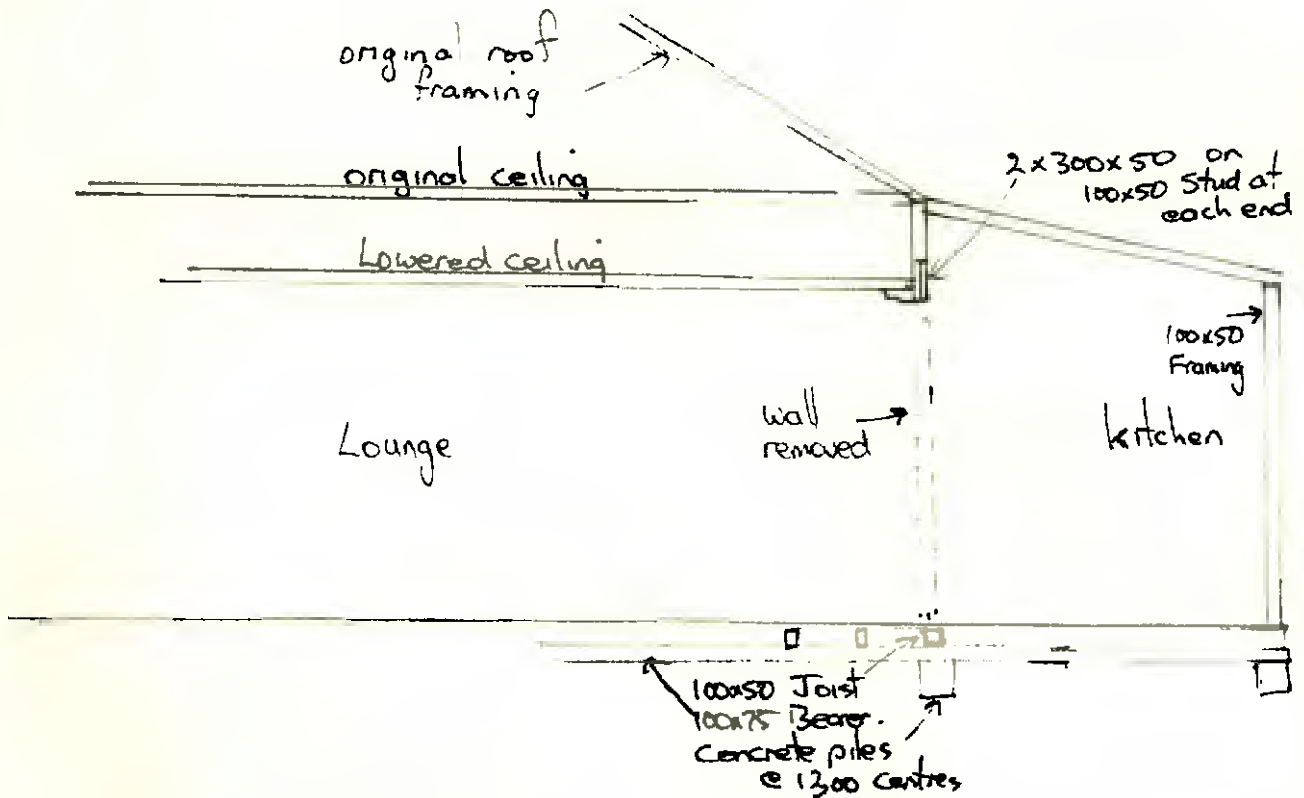
Plans and Specifications Received

P.O.A. Number 201682

Date <u>14/1/16</u>	Planning	Date
Date <u>16/1/16</u>	Health	Date

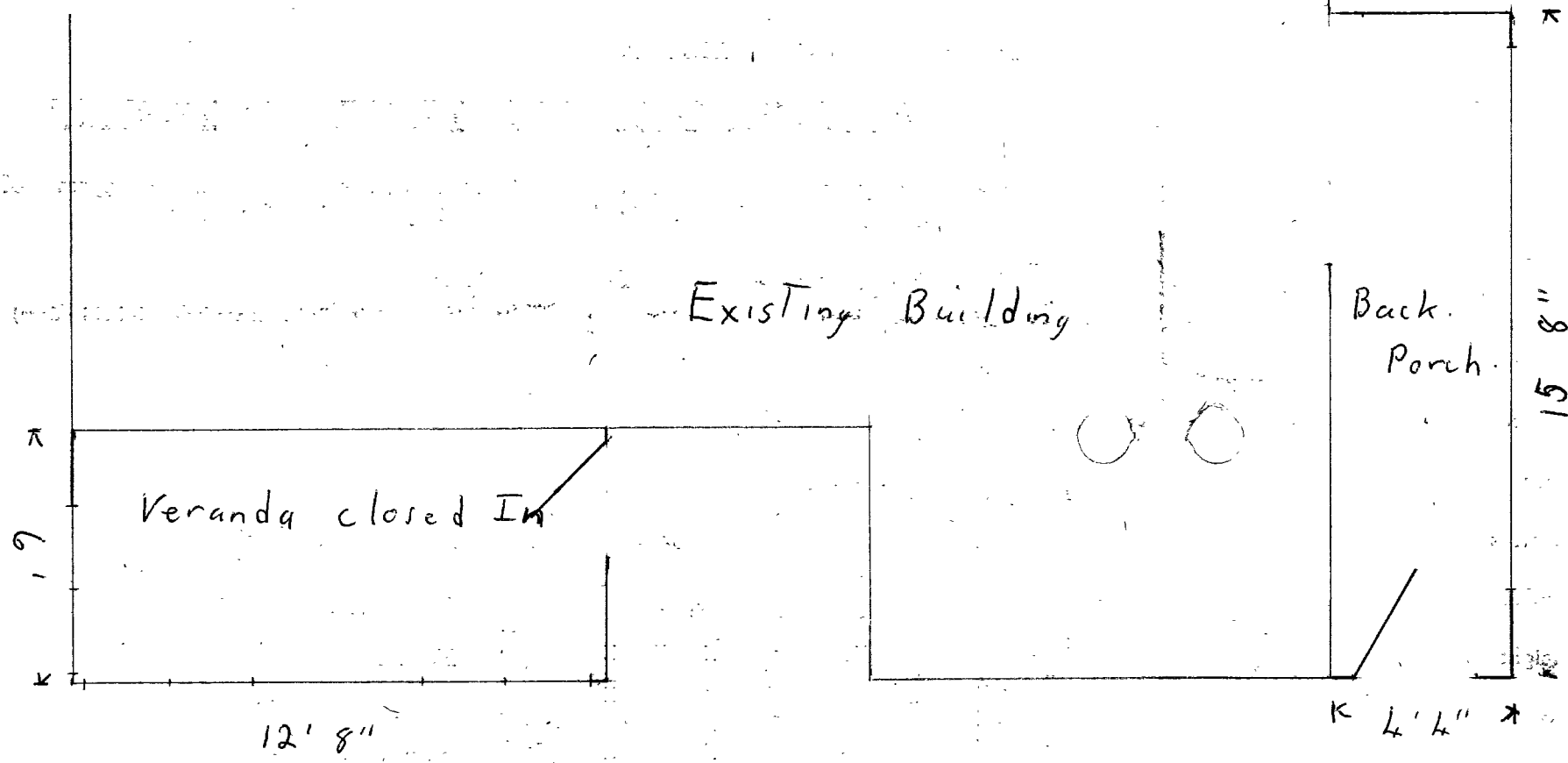
Documents to be retained on site and provided on request.
 Please phone 477 4000 for inspection bookings.
 Note.

Cross Section of 26 Brown St Waitati
Scale 1:50



SCALE—SITE PLAN 1/16th INCH = 1 FOOT
ELEVATIONS, ETC. 1/8th INCH = 1 FOOT

PLAN OF PROPOSED BUILDING





MINISTRY OF HOUSING AND URBAN DEVELOPMENT

Residential Tenancies Act Reforms

Summary of changes

Previous

Periodic tenancies can be ended by the landlord for any reason and without a requirement to tell the tenant why, with 90 days' notice.

Notice periods are 42 days to end a periodic tenancy where:

- The owner, or their family member, requires the property to live in.
- the property is needed for an employee (and this is in the tenancy agreement).
- the property has been sold with a requirement by the owner for vacant possession.

Notice period is determined by the Tenancy Tribunal when landlord applies to the Tribunal to end the tenancy

- Tenant is at least 21 days in rent arrears
- Tenant has assaulted or threatened to assault the landlord or others.
- Tenant has caused or threatened to cause substantial damage.
- Tenant has not complied with a 14 day notice to remedy a breach of the RTA or tenancy agreement.

Fixed-term tenancy agreements cannot be ended early unless by mutual agreement or Tribunal order.

Fixed-term tenancy agreements convert to periodic tenancies unless:

- A landlord or tenant gives notice between 21 and 90 days before the term ends.
- The parties agree to extend or renew the fixed-term tenancy.

Withdrawal by tenant experiencing family violence

Nothing specific to support tenants experiencing family violence.

Installing a minor change – tenants must get landlord's consent and landlords cannot unreasonably withhold their consent.

New



Periodic tenancies can only be ended by the landlord for one of the following reasons:

Notice period is determined by the Tenancy Tribunal when landlord applies to the Tribunal to end the tenancy

- The landlord issued a tenant three notices for separate anti-social acts in a 90-day period.
- The landlord gave notice that a tenant was at least five working days late with their rent payment on three separate occasions within a 90-day period.
- The landlord will suffer greater hardship than the tenant if the tenancy continues.
- Existing provisions relating to rent arrears, damage, assault and breaches still apply.

14 days' notice

- The tenant physically assaulted the landlord or their family and the Police laid a charge.

63 days' notice

- The owner, or their family, requires the property to live in.
- The landlord customarily uses the premises for occupation by employees or contractors and the premises are needed for that purpose (and this is stated in the tenancy agreement).

90 days' notice

- The owner intends to put the premises on the market.
- The property has been sold with a requirement by the owner for vacant possession.
- The landlord is not the owner of the property, and the landlord's interest ends.
- The premises need to be vacant to facilitate the use of nearby land for a business activity (and this is stated in the tenancy agreement).
- The landlord wants to change the use of the premises to a commercial use.
- The landlord intends to carry out extensive renovations at the property and it would be impractical for the tenant to live there during that process.
- The premises are to be demolished
- Reasons specific to social housing tenancies.



A landlord can terminate a fixed-term tenancy with 14 days' notice where the tenant physically assaulted the landlord or their family and the Police laid a charge.



Fixed-term tenancy agreements convert to periodic tenancies unless:

- A landlord gives notice using the reasons listed in the RTA for periodic tenancies
- A tenant gives notice for any reason at least 28 days before the end of the tenancy
- The parties agree otherwise e.g. to renew the fixed term or to end the tenancy



Tenants who are experiencing family violence can withdraw from a tenancy by giving two days' notice, accompanied by appropriate evidence of the family violence. Regulations will be created to specify what constitutes evidence.

Provisions are also included for protecting the privacy of a victim from unauthorised disclosure of this notice and in relation to Tenancy Tribunal hearings.

Remaining tenants in the tenancy may receive a temporary rent reduction formula.



Where a tenant requests a change that is minor, the landlord must give permission. The Residential Tenancies Act 1986 outlines what changes will be minor. The landlord can impose reasonable conditions around how that minor change is carried out. Tenants must remove the minor changes and remediate the property when the tenancy ends.



Previous

Fibre broadband

Landlords have no obligations relating to fibre broadband.
The Ultra-Fast Fibre Broadband Scheme offers fibre installation for free but relies on mutual agreement.

Rent setting and increases

No rules around rental bidding.
Rent can be increased every six months.

Privacy and access to justice

Name suppression provisions are unclear.

Assignment

Fixed-term tenancy agreements can prohibit assignment.

Providing information

Landlords can charge reasonable fees on agreement to assignment, subletting or ending a tenancy (break lease fees), but do not have to disclose how the fees are calculated.
Under the healthy homes standards landlords will have to keep various records and provide them on request to the Regulator (MBIE).

Enforcement of the RTA

No infringement offences. Penalty levels set in 2006.
Regulator (MBIE) enters into voluntary agreements for parties to comply with RTA obligations.
No ability for Regulator (MBIE) to issue improvement notices.

Tenancy Tribunal

The Tribunal can hear cases and make awards up to \$50,000.

Transitional and emergency housing

It is not clear whether the RTA applies to some transitional and emergency housing.

New



Tenants can request to install fibre broadband and landlords must facilitate installation if this can be done at no cost to the landlord.
The Ultra-Fast Fibre Broadband Scheme offers fibre installation for free.
Landlords can decline a request for fibre installation where:

- It will materially compromise the building’s weathertightness or character.
- It will compromise the building’s structural integrity.
- It will breach an obligation relevant to the premises.
- The landlord is going to carry out extensive renovations.



Landlords and agents cannot seek rental bids. This includes advertising rental properties with no rental price listed.
Tenants are still allowed to offer to pay more for a property if they want.
Rent cannot be increased more than once every 12 months.



The Tribunal, on the application of any party or on its own initiative, can order that names and identifying details be suppressed.
Where a party has been wholly or substantially successful in their case, identifying details can be removed from published Tribunal orders.



All assignment requests must be considered, and landlords must not decline unreasonably.
Fixed-term tenancy agreements cannot prohibit assignment.



Landlords must provide tenants with a breakdown of fees charged on agreement to assignment, subletting or ending a tenancy (break lease fees). This will give tenants an opportunity to consider if the fees are reasonable.
Landlords will also have an obligation to provide the records relating to healthy home standards on request to tenants.
Landlords will have to retain additional documents and provide them to the Regulator if required.



New infringement offence regime for straightforward breaches of the RTA.
Existing penalties increased between 50 and 80 percent.
Regulator (MBIE) can enter into Enforceable Undertakings – voluntary agreements for parties to comply with RTA obligations, with a penalty if not complied with.
Regulator (MBIE) can issue Improvement Notices to correct a breach of the RTA. Improvement Notices carry a penalty if not complied with.



Tenancy Tribunal can hear cases and make awards up to \$100,000.
Civil pecuniary penalties, higher maximum infringement fees and higher infringement fines for landlords with six or more tenancies, including boarding house landlords.



Clarifies that the RTA does not apply to transitional and emergency housing that is provided under the Special Needs Grant Programme or that is funded wholly or partly by a government department. A Code of Practice will be developed to set out expectations for transitional housing.

*This is a summary of changes. For more detail about the changes and your rights and obligations, please see the FAQs available at www.hud.govt.nz/RTA-reforms.



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WHY USE NIDD PROPERTY MANAGEMENT?

A WEALTH OF EXPERIENCE

As a team, we are able to draw from a wealth of experience from the directors of our company, a full-time manager and dedicated team of property managers who tirelessly offer a consistently superior service to our clients.

A COLLABORATIVE TEAM APPROACH TO MANAGING YOUR PROPERTY

We have thorough systems in place to ensure that there is always someone there to pick up the work if the assigned property manager is unavailable for any reason.

COMMUNICATION

One person will be assigned to manage your property from start to finish meaning that you and your tenants will know the person you are dealing with. Your property manager has the full support of management anytime a complex issue needs to be dealt with.

SYSTEMS

We utilise industry leading software alongside robust policies and systems. This results in efficient and organised management of your property with incredibly low numbers of Tenancy Tribunal hearings - the average being 3 per year across more than 300 properties.

HEALTHY HOMES STANDARDS AND RISKS

Compensation costs awarded to tenants can be up to \$4000 and statements are now required in every Tenancy Agreement with fines of \$500 per excluded statement. We have a range of contractors within our network to ensure that all our managed properties comply with Healthy Homes Standards and we organise all required statements for you.

WE ARE A FULL-SERVICE AGENCY

We handle rent collection, property maintenance, marketing and reporting, conflict resolution and all communication with tenants and contractors for you.

CHANGES TO RESIDENTIAL TENANCIES ACT 1986

We are trained and resourced to ensure that frequent changes to the Residential Tenancies Act 1986 are adhered to, minimising your risk of paying up to \$100,000 in tenant compensation costs.

Keen to discuss your investment property?

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