



# 100% Property Management

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Managing properties is a complex and demanding business that requires skill, time and knowledge in order to be done effectively without putting yourself or your tenants at unnecessary risk. Property management has become a specialised field with vast legal implications. With recent changes and updates in legislation and compliance, the need to have your property managed by a professional is now more important than ever to avoid the ever increasing risk of breaches and fines.

We continue to refine and improve what we do in order to provide our Landlords with industry leading property management services supported by ongoing learning and development for all our staff.

My role is to add value over and above the traditional functions of property management. Our team of 10 are dedicated and committed to providing you with the best experience possible and to helping you achieve your real estate goals. We want you to feel at ease and know you can trust and rely on us to keep your best interests at heart. We love helping people through property. If you want to know more about the content within this newsletter I welcome your call or visit anytime.



Kind regards,  
**Katie Adam**  
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**Takanini Gateway, Unit 14, 108 Great South Road, Takanini 2112**

# RTA Amendment Act

The Residential Tenancies Act (30 July 2019) limits tenant's liability for careless damage, which means Landlords are now required to supply insurance information to tenants.

## Smoke Alarms

Must be in all rental homes. Must be photoelectric with a long battery life, or be hardwired.

## Mould and Dampness

Rental homes need to be free from mould and dampness before being rented out. During a tenancy, tenants need to keep the house well aired and remove mould straight away.

## Property Maintenance

Landlords must provide and maintain rental properties in a reasonable state of repair. This means making sure they are safe and healthy to live in.

## Asbestos

Landlords must manage any asbestos related risks when work is being done at their property. This is to protect the health and safety of tenants, neighbours, contractors and anyone else who may be affected. Asbestos was a common building material up until the 1980s. It may also be in properties built or renovated before 1 January 2000.

Asbestos is a complex issue that landlords need to be mindful of. It can add considerable cost to an otherwise simple job. Talk to us if you want to know more.

# Too hard basket?

Let's talk about it...

As a property investor you are probably feeling under the pump these days with a raft of compliance obligations affecting your portfolio. Having your property professionally managed is an investment in ensuring your asset is being maintained to the highest standard and your risk is minimised.

We can ensure you have peace of mind with compliant tenancy agreements, minimum vacancy periods, access to the best systems for vetting applications, reference and credit checking, access to the best tenancy law advice and support, comprehensive inspections and reporting.

## LANDLORD INFORMATION GUIDE

Want a copy?

Contact  
Katie Adam  
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# Insurance Statement

## GOOD NEWS for Landlords

The Residential Tenancy Act (RTA) Amendment Bill has now been passed into law. After 27 August, tenants will be liable for careless damage that may be caused to your property, however, their liability is capped at the lesser of either four weeks rent or the landlord's insurance excess for careless damage. For tenants to understand just how much they would need to pay in the event of any damage occurring, landlords must now provide their insurance information, including the excess details on any tenancy agreement.

You will need to complete an insurance statement with the following information:

- Is your rental property insured? (If so, outline the policies in place if more than one e.g. contents insurance, landlord risk, building cover etc)
- Is there an insurance excess?
- What is the dollar value of the excess(es)?

If you have more than one excess, which is likely if you have both landlord insurance and house insurance, list the different types of excesses. Landlords also need to inform tenants that a copy of their insurance policy is available upon request.

Insurance companies will not be able to pursue tenants on the landlord's behalf for the cost of damage unless the damage was intentional or the result of an act or omission that constitutes an imprisonable offence.

We stress that this is a positive change for landlords in that tenants can now be held responsible for the costs associated with damage they cause. If you have any questions working through this, please let me know.



All new  
Landlord  
Information  
Guide

Available  
Now

# Insulation

Rental homes must by now have met the insulation standards (1 July 2019) to avoid up to \$4,000 fine

Ceiling and underfloor insulation is now compulsory in all rental homes (1 July 2019). Landlords who don't comply with the regulations will be committing an unlawful act and may be liable for a penalty of up to \$4,000.

## Key things to note:

MBIE's Tenancy Compliance & Investigations Team (TCIT) is now fully resourced. They are firstly targeting known non-compliant landlords, sector groups and tenancies where the most harm is likely to be caused to vulnerable tenants.

Landlords are required to provide evidence demonstrating they are compliant. MBIE advise, there is no back up plan if rental homes are not insulated. Rental homes that are not insulated will be deemed non-compliant with the Residential Tenancies Act 1986.

**All new tenancy agreements must include a separately signed insulation statement that covers what insulation the home has, where it is, and what type.**

If TCIT believes that the assessment made, or that the insulation statement contained in the tenancy agreement is false or misleading, then MBIE have a panel of experts who can be engaged to provide a professional opinion.



# Healthy Homes

In December 2017, the Government passed the Healthy Homes Guarantee Act Regulations 2017. This Act amended the Residential Tenancies Act, and enables standards to be made to make rental homes warmer and drier. The standards set minimum requirements to create warmer, drier rental homes (the healthy homes standards).

As of the **1st July 2019**, a 'Statement Of Intent To Comply' is required under section 13A(1CA) of the Residential Tenancies Act. This document verifies that the landlord intends to comply and will provide the required information to the Tenants before and no later than when they have a legal obligation to do so.

As of the **1st July 2020**, the information provided in regards to regulations 34 to 39 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 must be stated on the Tenancy Agreement or any lease renewal. For tenancies that commenced on or after 1st July 2021, the standards become law. For lease renewals after 1st of July 2021, the landlord must comply with the standards by the 90th day of the renewal takes effect. For all other tenancies, the standards become law by 1st of July 2024. Landlords can have confidence that getting on to the work now is in the best long term interest of their rental properties.

**Heating:** there must be fixed heating devices, capable of achieving minimum temperature of at least 18C in the living room. Some heating devices are inefficient, unaffordable or unhealthy and will not meet the requirements under the heating standard. If you have multiple living rooms, the "living room" is classified as the largest of the rooms. Open plan have a large living room.

**Insulation:** as outlined.

**Ventilation:** Ventilation must include openable exterior windows in living room, dining room, kitchen and bedrooms. Also an appropriately sized extractor fan(s) in rooms with a bath or shower or cooktop. Not just any fan will do - they have to have a minimum extraction capability.

**Moisture ingress and drainage:** Landlords must ensure efficient drainage and guttering, down-pipes and drains. If rental has an enclosed sub-floor, it must have a ground moisture barrier if it's possible to install one. This will affect many, if not most, of our South Auckland rental properties.

**Draught stopping:** Stop any unnecessary gaps or holes in walls, ceilings, windows, floors, and doors that cause noticeable draughts. All unused chimneys and fireplaces must be blocked.

# Investor Services

Are you thinking about renovating, upgrading, buying or selling? We can help.

## Suitability for Rental?

Does the property you are looking to purchase meet the Healthy Homes Standards? We are happy to take a look with you. You may be surprised, that even some brand new homes do not meet the new regulations for tenanted properties as they are different requirements to the building code.

## Renovating or Upgrading?

If you are upgrading to meet Healthy Homes standards, talk to us before you do. We have heard of a number of cases where Landlords have spent money only to find what they have purchased is still not compliant and their investment has been wasted.

## Complimentary Rental Appraisal

If you are looking to build your investment portfolio, we can arrange for one of our property management team to review the earning potential as determined by current market trends and the rent levels for other similar nearby properties.

## Complimentary Lending Options

Not all banks are the same. Banks lending policies change frequently and applications are assessed differently by different banks. You want to be sure you have got the best lending options and conditions for you. The best way to find out is to have a mortgage and finance adviser impartially assess your lending options and give you advice accordingly. We work closely with Loan Market, NZ's largest and most comprehensive mortgage brokerage. Even if you are not buying, you may well benefit from a FREE mortgage health check.

## Complimentary Sale Appraisal

Do you know how much your investment property is worth in the current market? Many of our landlords are pleasantly surprised to discover that their property is worth more than they expected. We can arrange for a local sales consultants to provide you with a market appraisal to give an estimate of your investment's current value.

# New Office Location

Takanini Gateway

Unit 14, 108 Great South Road

Takanini 2112

09 269 0600

[citysouthrentals.co.nz](http://citysouthrentals.co.nz)

From September, our Ray White City South Rentals property managers from Manurewa, Takanini, Karaka and Drury all came together under one roof in a brand new office at Takanini Gateway, conveniently located just off the motorway interchange at Takanini.

## 100% Property Management

With a career spanning over 25 years in real estate sales and property management, through Ray White and The Sue Douglas Group, Sue and Wayne decided to focus their attention 100% on Property Management and bring the team's experience, know-how and total commitment to property management services south of the city together in one central location. Now 100% Property Management.

## The same, but better!

Responsible for over \$350 million worth of property assets across the city's south, Ray White City South Rentals has become one of the top 10 property management offices in Ray White NZ.

Katie Adam, one of eight in the Ray White Property Management Leaders Group for NZ, is now responsible for the smooth running of the team, under Sue and Wayne's direction.

Still Ray White, same faces, same phone numbers... different address. Call in and see us.

