

# Renewal of a fixed term Tenancy Agreement

Parties to this renewal document acknowledge and agree that the tenancy agreement of which this document (when signed) forms part, contains all the original terms, conditions, and covenants between the parties.

NOTE

## PROPERTY MANAGEMENT FIRM - KNOWN AS THE AGENT FOR THE LANDLORD

**Company / Agent** Bayleys Property Management Dunedin  
**Contact phone** **Contact mobile** 0274808131  
**Contact email** jordan.proctor@bayleys.co.nz

## CURRENT TENANCY AGREEMENT DETAILS

**Property Address** 9 Kaikorai Valley Road, Kaikorai, Dunedin 9010  
**Current tenancy start date** 15/04/2023 **End date** 14/04/2024 **Current rent amount** \$450.00

## DETAILS OF RENEWAL

<b>Renewal/New tenancy start date</b>	15/04/2024	<b>Renewal/New tenancy end date</b>	14/04/2025
<b>Date new rent amount takes effect</b>	20/04/2024	<b>New rent amount (if applicable)</b>	\$465.00
<b>Current bond held</b>	\$1,800.00	<b>Bond amount top up</b>	\$
<b>New bond total</b>	\$1,860.00	<b>Bond equivalent of</b>	4 weeks rent

**Tenancy renewal terms and conditions** - If the terms and conditions of the existing agreement are staying the same, the landlord and tenant agree to the renewal of the existing tenancy agreement, that all other provisions of the existing tenancy agreement remain the same except for the change in term. All tenants on the original tenancy agreement must sign this agreement.

If the existing tenancy agreement is being varied, e.g. an existing tenant is leaving or a new tenant is joining, the landlord hereby agrees that rather than end the tenancy and start a new one, to permit this variation by consenting to the current tenants changing in name and / or number.

The parties agree, the renewal is subject to the conditions set out herein.

**Liability** - The remaining (including any new tenants that have joined), tenants acknowledge that they are jointly and severally bound in liability to the landlord and they assume liability for the rented property's condition and the report detailing it's entry condition and any current condition and for all covenants contained in the existing tenancy agreement.

All parties agree that the leaving / outgoing tenants are only released from liability after all parties have signed this document and the leaving / departing tenants have permanently vacated the tenancy premises.

**Bond** - The remaining (including any new tenants that have joined), tenants also agree that they accept liability for any existing rent arrears, and for the maintenance of a full bond. It is a further condition of this renewal that the remaining tenants accept liability to ensure the details of ownership of the full bond is correct and that the stated tenants will ensure that the bond records held at the Bond Centre of MBIE are correct.

**Rent Increases** - If this renewal agreement includes a reference to a rent increase, then on behalf of the landlord, the agent certifies that the tenant has been notified in writing and in accordance with S.24 to 28.B of the RTA 1986.

**Varying Terms & Conditions**

**Privacy Statement** - Purpose of the information collected: The collection of this information is governed by the Privacy Act 2020. This information is being collected by the agent for the purposes of: Completing a renewal of a tenancy.  
If the tenant has a pre-existing relationship with the property managers partner company Movinghub they may receive a phone call to either offer a renewal their utilities contracts as well.  
The intended recipients of the information are the agent for the landlord and the landlord.  
The agency will be both collecting and holding the information gathered, and Movinghub may be sent the head tenants basic information for the above stated purpose.  
The information gathered is not required by law. None of the information is mandatory.  
The Residential Tenancies Act 1986 makes provision for landlords being able to terminate tenancies where the tenant has supplied false or misleading information.  
The applicant has the right to request a copy of their information held at any time. For more information please visit:  
<https://privacy.org.nz/the-privacy-act-and-codes/privacy-principles/collection-of-information-from-subject-principle-3/>

**INSURANCE STATEMENT**

Is the property insured? ☒ Yes ☐ No **Tenants may request a copy of the policy/policies.**

Insurance type (e.g. Dwelling Insurance)

Dwelling Insurance

Excess information

\$550.00

**SMOKE ALARM DISCLOSURE STATEMENT**

Total No. of alarms at the property 3 At least one alarm per storey/level ☒ Yes ☐ No  
Last checked 01/11/2023 Alarm within 3 metres of all bedrooms ☒ Yes ☐ No  
Checked by SATS

**SMOKE ALARMS**

	Type	Location	Is the smoke alarm new?	Expiry date
1.	Photoelectric Smoke Alarm	Basement	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	01/01/2026
2.	Photoelectric Smoke Alarm	Hall	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	01/01/2026
3.	Photoelectric Smoke Alarm	Entry	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	01/01/2030
Smoke alarms assessed on <u>01/11/2023</u>				

**Notice to tenants** - The person/firm named in the "Property Management Firm/Agent Details", is an intermediary between the owner/principal/landlord and you as tenant. The agent is acting "as an agent for" or "on account of" the landlord.

**NOTE**

**TENANCY RENEWAL SIGNATURE SECTION | SIGNED BY THE TENANT/S**

Tenant 1 Philip Connor Date 13-3-24  
Name Philip Connor Remaining ☒ Joining ☐ Leaving ☐  
Email address for service econnor41@gmail.com Phone 020 4142 6780

**TENANCY RENEWAL SIGNATURE SECTION | SIGNED BY THE LANDLORD/LANDLORD'S AGENT**  
Property manager signature [Signature] Date 13/3/24 1(d)  
of Bayleys Property Management Dunedin acting as agent for and on behalf of  
the landlord Keith Donaldson & Shona Youngman

**HEALTHY HOMES STATEMENT OF INTENT SIGNATURE SECTION | VERSION 2.0**  
**Declaration by Landlord(s) in respect of S.13A (1CA) Residential Tenancies Act 1986**  
Bayleys Property Management Dunedin acting as agent for  
Keith Donaldson & Shona Youngman, declare:  
a. That on or after the commencement of the tenancy, I / We will comply with the healthy homes standards as required by S.45 (1) (bb) or 66 I (1)(bb) and  
b. including any information which may be prescribed by regulations made under S. 138 B (5) and  
(ICB) If there is a written variation or renewal of the tenancy agreement in accordance with S.13B (1), then I / We the landlord(s), further declare:  
a. That on or after the time when the variation or renewal takes effect, I / We will comply with the healthy homes standards as required by S.45(1)(bb) or S.66 I (1)(66) (as the case may be);and  
b. and including any information which may be prescribed by regulations made under S.138 B(5).  
**Property management agency | Signed by the landlord/landlord's agent**  
Property manager signature [Signature] Date 13/3/24 1(d)  
of Bayleys Property Management Dunedin acting as agent for and on behalf of  
the landlord Keith Donaldson & Shona Youngman

# Healthy Homes Statement

## TENANCY ADDRESS

Address 9 Kaikorai Valley Road, Kaikorai, Dunedin 9010

## COMPLIANCE DATE

The healthy homes compliance date for this tenancy 15/04/2024

## HEATING

### 1. Heating standard exemptions

☒ No heating exemptions applies ☐ Heating exemption ☐ Partial exemption/Alternative options

### 2. Main living room required heating capacity

Heating capacity of the main living room 5.19 kW

### 3. Qualifying heaters

The type(s) of qualifying heater(s) installed in the main living room (e.g. heat pump, flued gas heater, modern wood burner) and heating capacity/capacities. If there is more than one, make sure to include each heater, and please note which heater has which kW:

1. Type Heat Pump Capacity 5.40 kW

### 4. Does the 'tolerance' or 'top up' allowance for existing heaters apply?

☐ Yes ☒ No

Heating standard assessed on 01/12/2021

## INSULATION

### CEILING INSULATION

#### 1. Does the ceiling insulation above all domestic living spaces meet the requirements of the insulation standard?

☒ Yes - Entire premises ☐ Yes - Some areas of the premises ☐ No - None of the premises

Do you know the R-value of ceiling insulation when it was installed?

☐ Yes ☒ No

Insulation thickness when last inspected 120MM

Date insulation was installed unknown Date insulation was last inspected 23/11/2020

Type of insulation

Mineral/Glass fibre

☒ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)

### UNDERFLOOR INSULATION



**2. Does the underfloor insulation meet the requirements of the insulation standard?**

☒ Yes - Entire premises ☐ Yes - Some areas of the premises ☐ No - None of the premises

R-value of underfloor insulation when it was installed 1.3

Date insulation was installed unknown Date insulation was last inspected 23/11/2020

Type of insulation

Polyester

☒ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)

**WALL INSULATION****3. Do the walls of the premises have insulation? Note: wall insulation is not compulsory in rental properties. You only need to include this information if it's known.**

☐ Yes - Entire premises ☐ Yes - Some areas of the premises ☐ No - None of the premises ☒ I don't know

If you don't know if there is wall insulation in any, or in some walls, explain why not and include confirmation that you have taken all reasonable steps to find the information.

No access

Insulation assessed on 01/12/2021

**VENTILATION****1. Windows in habitable spaces**

Do all habitable rooms in the property have one or more windows, doors or skylights that open to the outside and meet the requirements below?

☒ All habitable spaces ☐ Some habitable spaces

List all rooms at the property and whether or not they meet the ventilation standard. If not, briefly state how the specific exemption applies.

1. Location All Rooms Meet requirements yes

**2. Mechanical ventilation standard for kitchens and bathrooms**

Does each room in the rental property with an indoor cooktop, bath or shower have an extractor fan installed that vents to the outside and is in good working order? Complete one of sections (a), (b) or (c) for this question.

☒ All rooms ☐ Some rooms ☐ Not installed in any rooms

State the diameter or exhaust capacity of each extractor fan and which room(s) they are located in, if applicable. Extractor fans that vent to the outside and were installed before 1 July 2019 don't need to meet performance requirements of the ventilation standard. In this case, state below that you are relying on the modified standard for extractor fans installed before this date. If you select qualifying ventilation, you must state the exhaust capacity and a brief description of how it meets the definition of qualifying ventilation.

1. Location Kitchen Fan installed yes Installed pre 2019 yes

Statement

Reliant on provision 8, to modify the requirements of regulation 23

2. Location Bathroom Fan installed yes Installed pre 2019 no

Fan Diameter Ø 150 mm Fan Exhaust Capacity l/s

Ventilation assessed on 01/12/2021

## MOISTURE INGRESS AND DRAINAGE

1. Does the property have gutters and downpipes that efficiently drain storm, surface, and ground water to an appropriate outfall? ☒ Yes ☐ No

An appropriate outfall will generally be the storm water system provided by your local council. It could also be a properly working soakage system, natural watercourse, adequate water storage system or other constructed water way.

Note: It has been a requirement for all homes to have efficient drainage for the removal of storm water, surface water and ground water since 1947 as part of the Housing Improvement Regulations 1947.

2. Does the property have any enclosed subfloor spaces? ☒ Yes ☐ No

The subfloor is considered to be enclosed if the airflow into and out of the space is significantly obstructed along at least 50% of the perimeter.

3. Does the ground moisture barrier meet the standard? ☒ Yes ☐ No

Moisture ingress and drainage assessed on 01/12/2021

## DRAUGHT STOPPING

1. Does your property have any open fireplaces? ☐ Yes ☒ No

2. Is the property free from unintentional and unreasonable gaps or holes? ☒ Yes ☐ No

This includes gaps or holes that allow noticeable draughts in or out of the building. Areas include, but are not limited to, doors, windows, walls, floors and ceilings.

Draught stopping assessed on 01/12/2021

## HEALTHY HOMES SIGNATURE SECTION

Bayleys Property Management Dunedin acting as agent for  
Keith Donaldson & Shona Youngman, declare that  
all reasonable efforts have been made to ensure this healthy homes statement is true and correct as at the date of signing.

### Property manager Details | Signed by the agent acting on behalf of the Landlord

Subsection (1CB) - Renewed or Varied Tenancy

On and after the time the variation or renewal of the tenancy takes place, the landlord will comply with the healthy homes standards as required by section 45(1)(bb) or, for boarding houses, 66(1)(bb), and will provide all information prescribed by regulations under section 138B(5).

Property manager signature

Date 13/3/24 1(d)

of

Bayleys Property Management Dunedin

acting as agent for and on behalf of

the landlord

Keith Donaldson & Shona Youngman

PROPERTY MANAGER TaniaDATE 15/4/23ADDRESS 9 Kaukorai Valley Rd.TENANT (\$)  
Philip Connor

PHONES : Home ..... Work .....

Mobile ..... Email .....

COMMENTS .....

TENANCY AGREEMENTCOMMENCEMENT DATE 15/04/23EXPIRY DATE 14/04/24RENT (AMOUNT) \$ 450.00

BOND TOTAL	\$	<u>1800.00</u>
LESS BOND TRANSFER	- \$	<u>      </u>
TENANT BOND PAYMENT	\$	<u>1800.00</u>
RENT PAYMENT	\$	<u>450.00</u>
TOTAL DUE BY TENANT	\$	<u>2250.00</u>

☒ Put tenants Into computer☒ Inspection date 26/04/23☒ Advise reception to remove from all lists☒ Charge owner 635☐ Inventory☒ Scan tenancy agreement & application☒ Put bond form in basket☐☐☐☐☐



# Tenancy Agreement

RTA S13A minimum information designated by S.S number.

TENANCY ADDRESS			
Address	9 Kaikorai Valley Road, Kaikorai, Dunedin 9010		1(c), 1(g)

TENANCY TERM			
Term type	Fixed	Start date	15/04/2023 1(e) End date 14/04/2024 1(p)

PROPERTY MANAGEMENT FIRM - KNOWN AS THE AGENT FOR THE LANDLORD			
Company / Agent	Metro Otago Property Management		1(a)
Address for service	308 Highgate, Roslyn, Dunedin, 9010		1(a)
Contact person	Tania Henderson		
Contact phone	Contact mobile	0274808131	
Email address for service	tania.henderson@bayleymetro.co.nz		1(aa)

<b>Notice to tenants</b> - The person/firm named in the "Property Management Firm/Agent Details", is an intermediary between the owner/principal/landlord and you as tenant. The agent is acting "as an agent for" or "on account of" the landlord.	NOTE
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LANDLORD DETAILS, ADDRESS FOR SERVICE, AND CONTACT EMAIL - KNOWN AS THE OWNER / PRINCIPAL / LANDLORD	
Keith Donaldson & Shona Youngman, C/O Metro Otago Property Management, 308 Highgate, Roslyn, Dunedin, 9010	

CHATELS PROVIDED WITH THE TENANCY
Fixed floor coverings, Curtains, Light fittings, Stove, Rangehood, Heat Pump, Hob

TENANCY COSTS					
Rent	\$450.00	1(j)	Bond	\$1,800.00	1(i)
Rent frequency	Weekly	1(k)	Rent in advance	\$450.00	
1st rent payment date	21/04/2023		Move in total	\$2,250.00	

PROPERTY MANAGEMENT COMPANY BANK ACCOUNT			
Bank	ASB	Account number	12-3196-0015178-02 1(l)
Account name	Metro Otago Property Management Ltd		
Branch	CBD	Reference	T480066

Rent shall be paid weekly in advance up to the termination of the tenancy, direct to the bank account of the agent, details set out above. Note, payments to be made on time in a single sum.



**TENANT 1 DETAILS**

Name	Philip Connor		1(b)
Cell phone	020 4142 6780	1(ba)	Home phone
Work phone			Under 18 years old? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Email address of service	ec Connor41@gmail.com		1(bb)
Licence	A850033 (733)		Passport number
18+ card number			Extra ID
Address for Service - Is the tenant(s) address for service the same as the tenancy address?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If no, state address			1(b)
Emergency contact / duly authorised agent			
Name			
Phone		Relationship	
Address			

**ADDITIONAL RESIDENTS****MAXIMUM RESIDENTS**

Maximum number of residents and tenants (combined) to reside at the property must not exceed 1 (One)

**MOVING SERVICES**

Electricity

**LIABILITY**

<b>POWER</b>					<input checked="" type="checkbox"/> Tenant
Meter number	Reading	Date monitored	Liability		<input type="checkbox"/> Landlord
					<input type="checkbox"/> N/A
<b>GARDENS-Liability</b>	<input checked="" type="checkbox"/> Tenant	<b>LAWNS-Liability</b>	<input checked="" type="checkbox"/> Tenant		
	<input type="checkbox"/> Landlord		<input type="checkbox"/> Landlord		
	<input type="checkbox"/> N/A		<input type="checkbox"/> N/A		

**SMOKERS**

Smokers allowed? ☐ Yes ☒ No

**PETS**

Pets allowed? ☐ Yes ☒ No

**TERMS & CONDITIONS FOR AGREEMENT**

- Agreement** - The tenant confirms they have completed the tenancy application themselves and the information contained is true and correct. The tenant also agrees that the application forms part of this tenancy agreement.
- Applicants Consents** - I agree to the collection, use and disclosure of my personal information for the following purposes, and warrant that I have supplied all information on this form freely, including my drivers licence details and passport details. I agree that any information found through any third party databases that relates to me can also be used for the purposes outlined in this application.
- Dangerous substances** - The Tenant agrees neither to keep nor store any heating device or fuel for the same in or about the Property nor to store any potentially combustible substance in or about the Property unless the storage complies with the Dangerous Goods Regulations 1976. The Tenant agrees not to do anything that would render the Property uninsurable, or cause the Insurance premium to be increased.
- Jurisdiction** - The parties hereby agree that the Residential Tenancies Act 1986 shall apply to and affect this agreement and the Tenant agrees to rent the premises at the above stated Property.
- Liability** - The tenants hereby agree that they are jointly and severally liable to the landlord for any debt due arising out of the tenancy agreement between the parties, and for the performance of all covenants set out in the tenancy agreement or the Residential Tenancies Act 1986. This clause shall include the giving of Notice to terminate a periodic tenancy by any one tenant where there are two or more tenants. In any periodic tenancy, even if the other tenants do not concur with the giving of the notice.

6. **Purpose** - The purpose for the collection of the tenants information is: To create a tenancy agreement To verify the tenants identity, perform background checks, reference checks and credit checks through the Centrix and or Equifax credit bureaus or a search of the Personal Property Security Register. To check the publicly available Ministry of Justice court databases. If there is an unpaid debt at the end of the tenancy, the tenants information may be provided to a debt collection agency for debt collection purposes. If the tenants indicate that they would like move services such as power, internet or phone to be connected at the property a representative from Moving Hub may contact the tenants, via phone or email.
7. **Recipient of Information** - The Information is provided by you to the Owner/Landlord/Agent/Property Manager.
8. **Smoke Detectors And Escape From Fire** - The Tenant agrees not to tamper, or attempt to disable, disconnect or interfere in any way with any smoke alarm or any other means of escape from fire, and not to permit any occupant, guest, or visitor to do the same. The Tenant agrees that the Tenant is liable for checking and replacing the smoke alarm batteries. The Tenant agrees to advise the Landlord immediately should the alarm become inoperable for any reason.
9. **Statement of Intent** - The tenant acknowledges that there is a legal requirement for a Healthy Homes "Statement of Intent" to be included in the tenancy agreement. There is a further legal requirement that the Statement of Intent must also be signed separately by the landlord or landlords agent. The tenant further acknowledges that the landlord or landlord's agent's signature on the Statement of Intent applies only to the Healthy Homes Statement of Intent, not to the agreement itself. The tenancy agreement is legally binding only when both the tenant and landlord or landlord's agent have signed their respective "Tenancy Agreement Signature Section".
10. **Use of Property** - The Tenant agrees to use the Property principally for residential purposes and not use it for any unlawful purpose. The Tenant agrees not to possess or take illegal substances in the Property and not to allow any other occupants, guests or invitees to possess or take illegal substances into the Property or use the Property in any way for any unlawful purpose.
11. **Callout Charge** - The Tenant agrees to pay any reasonable callout charge if: • The Tenant does not adhere to prior arrangement for entry • Where no fault is found • The repairs are due to damage or negligence by the Tenant. Where the tenant requires the landlord's agent to instruct a contractor to attend the tenancy premises to conduct some work and if the agent does instruct a contractor to attend the tenancy premises and the contractor cannot gain entry because of the tenants default or does gain entry but cannot find any fault or does complete work which can be attributed to the tenants negligence, then the reasonable cost of the contractor may be charged to the tenant.
12. **Carpets, Drapes and Curtains** - The Tenant agrees that at the conclusion of the tenancy, the carpets will be inspected and if the carpets are found to be below the standard of "reasonably clean and tidy" then the Landlord or agent may require the Tenant to have the carpets cleaned to return the carpets to the standard of cleanliness set out in the Residential Tenancies Act 1986.
13. **Collection Costs** - If, at the end of the tenancy, there is an unsatisfied debt by way of Money Order, the Tenant agrees that the Tenant is liable for and shall pay for all costs of recovery of the Money Order, which costs shall be collected by a debt collection agency. Costs payable by the debtor shall include legal fees, commissions, fees and disbursements, and/or court filing fees and disbursements.
14. **Drains and Wastes** - The Tenant agrees to keep all drains, sink wastes and sanitary appliances clear and free from obstruction.
15. **Excessive Noise** - The Tenant agrees to keep the noise to a reasonable level and be considerate of neighbouring properties, their occupants and other Tenants.
16. **Inspections and Photographs** - The Tenant acknowledges that photographs or videos will be taken to record the condition of the Property. The Tenant agrees to move or cover any personal effects that might be photographed. If the Tenant fails to move or cover any item, then the Tenant agrees to those items being included in any photographic record.
17. **Landlord's Right of Entry** - The Landlord or the Landlord's agent has the right to inspect the Property no more than once every 4 weeks, provided 48 hours notice has been given by the Landlord or 24 hours notice for a tradesman carrying out necessary maintenance.
18. **Lawns and Gardens** - The Tenant agrees to keep the Property including lawns and gardens in a reasonably clean and tidy condition free from rubbish and papers. The Tenant also agrees not to damage or remove any tree, shrub or bush from the Property. The Tenant agrees to keep the lawns and gardens weeded and in a generally tidy condition. The Tenant shall be responsible for the removal of garden waste.
19. **Light Bulbs** - Keeping the light bulbs in working order for the Property is the Tenant's responsibility. The Tenant agrees to use the correct light bulb for the socket, and for them to all be in working order at the end of the tenancy.
20. **Maintenance Consent** - The tenant consents to their contact information being supplied to relevant contractors should maintenance, replacement, removal or installation work be required to be completed at the property.
21. **Maximum Numbers** - The Tenant is responsible to restrict the number of occupants residing at the Tenanted Property to the maximum number of occupants specified in the tenancy agreement.
22. **Methamphetamine Testing** - Upon proper notice, the Landlord may enter the Tenanted Property to conduct a test for the presence of methamphetamine, with or without the assistance of an expert.
23. **Outgoings** - The Tenant agrees to pay for all outgoing expenses exclusively attributable to the Tenant's occupation including electricity, gas, gas to heat hot water, telephone and internet charges.
24. **Pets** - The Tenant agrees not to keep or feed or allow or permit any other person to keep or feed or allow any pet or other animal on or about the Property unless the Landlord agrees otherwise and modifies this agreement in writing to reflect Landlord's permission.
25. **Property Inspection Report** - At the time of occupation, the Tenant shall complete a Property Inspection Report in conjunction with the Landlord or Landlord's agent, expressly detailing the standard of cleanliness and maintenance requirements of the Tenanted Property. If the subsequent Property Inspection Reports during the tenancy show the Tenant has not maintained the upkeep of the Property, the Landlord may issue a 14 day notice to remedy the issue.
26. **Rent Reviews** - The Landlord may review the rent from time to time and may increase the rent in accordance with Section 24 of the Residential Tenancies Act 1986. No increase will take effect within 12 months after the date of the commencement of the tenancy or within 12 months after the date on which the last increase took effect.
27. **Repairs** - The Tenant agrees to notify the Landlord as soon as possible after the discovery of any damage or the need for repairs. The Tenant shall not arrange for any maintenance or repairs without the Landlord's prior consent.
28. **Smoking and Illegal Substances** - The Tenant agrees not to smoke cigarettes, cigars, vaporisers or electronic cigarettes, (recognizing that all can set off smoke alarms) or possess or take illegal substances into the Tenancy Property and not to allow any other occupants, guests or invitees to do any of the above, or to use the Property in any way for any unlawful purpose.
29. **Subletting** - The Tenant shall not, without prior written consent from the Landlord or Property Manager: 1. Sublet or part with possession of the Property belonging to the Landlord. 2. Rent out the Property, or part thereof, on a short-term or daily basis or for the third parties' holiday purposes for financial reward. 3. Fail to continue to use Tenancy Property during the tenancy as a "principal" place of residence of the Tenant and authorised occupants. 4. Cause or permit the Landlord's Insurance policy to be vitiated or to cause an increase in premium, or excess. 5. Conduct business where council consent is required without council consent. 6. Permit any person to holiday in the Tenancy Property for financial reward when that person has not been approved by the Property Manager or Landlord. 7. Rent out the Tenancy Property or any portion of the tenancy Property when the Tenant is not personally present to supervise the security of the Property and behaviour of the occupants.
30. **Tenants Obligation to Leave** - On termination of the tenancy, the Tenant shall actually quit the tenancy on the last day. The Tenant further agrees that at the termination of the tenancy, to return all pass cards, remote controlled door openers or keys belonging to the Landlord and remove all rubbish and personal belongings. Failure to do so may result in professional cleaning, replacement of keys or other costs to be paid by the Tenant.
31. **Ventilation** - The Tenant agrees to keep the Property well ventilated at all practical times when the Tenant is personally in residence, to prevent the build up of mould and mildew. If the Tenant is using an LPG gas bottle heater, the Tenant must ensure that it is not used in bedrooms and at all other times ensure that the house is well ventilated. It is recommended that this type of heater is not used for Health and Safety and moisture reasons.

#### ADDITIONAL TERMS & CONDITIONS

1. **Alterations / Maintenance / Care** - The tenant agrees not to make any alteration to the premises nor to drive nails or screws into the walls nor affix any kind of adhesive tape or blue tack to the walls. The tenant agrees not to deface or damage any walls, floors, woodwork, stonework, ironwork or any of the landlord's fixtures and fittings. The tenant agrees to use only picture hooks to hang pictures. The tenant shall keep the interior of the premises and the decorations in good and clean condition, (reasonable wear / tear excepted) The tenant must repair damage to walls caused by way of Sellotape, blue tack, nails, odd tacks and any adhesives and this must be re-instated to the standard agreed to and the satisfaction of the landlord and/or the

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premises owner. The tenant must ensure that no decorating or painting or structural changes are carried out on the premises without the express written approval of the landlord and/or the premises owner. The tenant shall pay for any cleaning services that may be required to reinstate the premises at the end of the tenancy to the same order, including carpets and curtains that have been soiled during the tenancy. The tenant must repair (to an adequate & professional like standard) or replace any fixtures or chattels (internal or external) damaged during the tenancy by the tenant to the approval of the landlord and/or the premises owner. The tenant shall also ensure that (when fitted) all heat pump filters are cleaned monthly. Kitchen bench tops shall not be used for cutting on directly or for very hot pots or pans.

2. **Asbestos** - The tenant acknowledges that asbestos in some form, may exist in or about the tenancy premises if the premises were built prior to the year 2000. The tenant agrees not to do work, drill, cut, or otherwise damage any wall or other surface of the tenancy premises or other building which might release asbestos fibers into the air. If the tenancy premises have not yet been surveyed / tested for the presence of asbestos, then the tenant is made aware that the landlord and landlords agent are carrying out a plan to survey the tenancy premises for asbestos.
3. **Authorised vehicle parking** - The landlord permits the tenant/s to park the above stated vehicles only at the tenancy premises in the space provided. The tenant agrees to park only the tenant's car in the space provided and to ensure that all guests park on the street. The tenant further agrees to keep the garage or carport free from oil drippings and if necessary the tenant agrees to supply and use a drip tray. The tenant further agrees neither to repair any motor vehicle on the premises nor to leave any motor vehicle in any immobile condition. The tenant further agrees not to park the authorised vehicle or any other vehicle on any lawn belonging to the premises.
4. **Carpets** - The carpets are to be professionally cleaned at the end of the tenancy.
5. **Digital Television** - The tenant acknowledges that the premises may not include an appropriate communication apparatus suitable to watch digital televisions. If the tenant wishes to install one at the tenant's cost, the tenant agrees to first obtain a written consent from the landlord (or the agent acting on behalf of the landlord) before authorizing any installation of TV aerial, satellite dish or cable TV which may cause damage to the property if removed.
6. **Inspections** - The landlord or the Landlords Agent will normally do inspections of the property every 12-13 weeks. The tenant acknowledges that further regular inspections of the premises will occur and that written notice will be given to the tenant in the first instance using the email address for contact. If no email address for contact is supplied then notice will be sent to the property address, as to when inspections will occur. Photos may also be taken.
7. **Keys And Locks** - On termination of the tenancy, the tenant shall return all keys, pass cards, remote controlled door openers and security devices provided for the premises, as directed by the landlord. Locks shall not be changed without the consent of the other party. Lost or stolen keys shall be the responsibility of the tenant and may require that other or all locks on the premises be changed at the tenants cost. If the tenant should lock themselves out of the premises this will require a locksmith to regain access at the tenants cost, which may also incur call out charges.
8. **Krypto currency Mining** - No Bitcoin or Krypto currency mining allowed
9. **Lawns and gardens by tenant** - The tenant acknowledges that the tenant shall be responsible for the maintenance of the gardens, lawns and lawn edges.
10. **LPG/Gas fired Free Standing Heaters** - This type of heater is not permitted to be used on the premises.
11. **Move In Costs** - The tenant must pay all move in costs before or on the day of the start of the tenancy for the keys to be released
12. **Parties** - The Tenant acknowledges that the Tenant is obliged by S.40 of the Residential Tenancies Act 1986 to not cause or permit any interference with the reasonable peace privacy and comfort of the Landlords other Tenants, or cause or permit a breach of the reasonable peace privacy and comfort of any other person residing in the neighbourhood. The Tenant agrees that any party held or permitted by the Tenant shall not breach the provisions of S.40.
13. **Recycle Bins** - The blue and wheellie recycle bins belong to the property and are not to be used for any other purpose other than for recycle collection with the Dunedin City Council. During the term of this tenancy the tenants named in this agreement are fully liable and responsible for any lost stolen or broken bins. At the end of the tenancy period these bins are to be left empty and in a clean, usable condition and placed inside the house.
14. **Shared Section** - Please respect each others enjoyment of this area.
15. **Smoking and illegal substances** - The tenant(s) agree(s) not to smoke cigarettes or cigars or possess or take illegal substances in the tenancy premises and not to allow any other occupants, guests or invitees to smoke cigarettes, cigars or possess or take illegal substances into the tenancy premises or use the premises in any way for any unlawful purpose.
16. **Storage** - Only tenants can store items at the property

#### INSURANCE STATEMENT

Is the property insured? ☒ Yes ☐ No

Tenants may request a copy of the policy/policies.

Insurance type (e.g. Dwelling Insurance)

Dwelling Insurance

Excess Information

\$550.00

# SMOKE ALARM DISCLOSURE STATEMENT

Total No. of alarms at the property 3 At least one alarm per storey/level ☒ Yes ☐ No  
 Last checked 01/11/2022 Alarm within 3 meters of all bedrooms ☒ Yes ☐ No  
 Checked by SATS

## SMOKE ALARMS

	Type	Location	Is the smoke alarm new?	Expiry date
1.	Photoelectric Smoke Alarm	Entry	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	01/01/2026
2.	Photoelectric Smoke Alarm	Hall	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	01/01/2026
3.	Photoelectric Smoke Alarm	Entry	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	01/01/2030

Smoke alarms assessed on 01/11/2022

**Notice to tenants** - The person or firm named in the "Property Management Firm/Agent Details" box, is an intermediary between the owner/principal/landlord and you as tenant. The agent is acting "as an agent for" or "on account of" the landlord. The below parties agree to the terms set out in this Tenancy Agreement

NOTE

## TENANCY AGREEMENT SIGNATURE SECTION | SIGNED BY THE TENANT/S

Tenant 1 Blennies Date 14-3-23  
 Name Philip Connor

## TENANCY AGREEMENT SIGNATURE SECTION | SIGNED BY THE LANDLORD/LANDLORD'S AGENT

Property manager signature [Signature] Date 15/2/23 <sup>1(d)</sup>  
 of Metro Otago Property Management acting as agent for and on behalf of  
 the landlord Keith Donaldson & Shona Youngman

## HEALTHY HOMES STATEMENT OF INTENT SIGNATURE SECTION | VERSION 2.0

### Declaration by Landlord(s) in respect of S.13A (1CA) Residential Tenancies Act 1986

Metro Otago Property Management acting as agent for  
Keith Donaldson & Shona Youngman, declare:  
 a. That on or after the commencement of the tenancy, I / We will comply with the healthy homes standards as required by S.45 (1) (bb) or 66 (1)(bb) and  
 b. including any information which may be prescribed by regulations made under S. 138 B (5) and (ICB) If there is a written variation or renewal of the tenancy agreement in accordance with S.13B (1), then I / We the landlord(s), further declare:  
 a. That on or after the time when the variation or renewal takes effect, I / We will comply with the healthy homes standards as required by S.45(1)(bb) or S.66 (1)(66) (as the case may be);and  
 b. and including any information which may be prescribed by regulations made under S.138 B(5).

Property management agency | Signed by the landlord/landlord's agent  
 Property manager signature [Signature] Date 15/3/23 <sup>1(d)</sup>  
 of Metro Otago Property Management acting as agent for and on behalf of  
 the landlord Keith Donaldson & Shona Youngman





# Healthy Homes Statement

## TENANCY ADDRESS

Address 9 Kalkoral Valley Road, Kalkoral, Dunedin 9010

## COMPLIANCE DATE

The healthy homes compliance date for this tenancy 15/04/2023

## HEATING

### 1. Heating standard exemptions

☒ No heating exemptions applies ☐ Heating exemption ☐ Partial exemption/Alternative options

### 2. Main living room required heating capacity

Heating capacity of the main living room 5.19 kW

### 3. Qualifying heaters

The type(s) of qualifying heater(s) installed in the main living room (e.g. heat pump, flued gas heater, modern wood burner) and heating capacity/capacities. If there is more than one, make sure to include each heater, and please note which heater has which kW:

1. Type Heat Pump Capacity 5.40 kW

### 4. Does the 'tolerance' or 'top up' allowance for existing heaters apply?

☐ Yes ☒ No

Heating standard assessed on 01/12/2021

## INSULATION

### CEILING INSULATION

#### 1. Does the ceiling insulation above all domestic living spaces meet the requirements of the insulation standard?

☒ Yes - Entire premises ☐ Yes - Some areas of the premises ☐ No - None of the premises

Do you know the R-value of ceiling insulation when it was installed?

☐ Yes ☒ No

Insulation thickness when last inspected 120MM

Date insulation was installed unknown Date insulation was last inspected 23/11/2020

Type of insulation

Mineral/Glass fibre

☒ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)

### UNDERFLOOR INSULATION

**2. Does the underfloor insulation meet the requirements of the insulation standard?**

- ☒ Yes - Entire premises ☐ Yes - Some areas of the premises ☐ No - None of the premises

R-value of underfloor insulation when it was installed 1.3

Date Insulation was installed unknown Date Insulation was last inspected 23/11/2020

Type of Insulation

Polyester

- ☒ I confirm the insulation is in reasonable condition (without any mould, dampness, damage or gaps)

**WALL INSULATION**

**3. Do the walls of the premises have insulation? Note: wall insulation is not compulsory in rental properties. You only need to include this information if it's known.**

- ☐ Yes - Entire premises ☐ Yes - Some areas of the premises ☐ No - None of the premises ☒ I don't know

If you don't know if there is wall insulation in any, or in some walls, explain why not and include confirmation that you have taken all reasonable steps to find the information.

No access

Insulation assessed on 01/12/2021

**VENTILATION**

**1. Windows in habitable spaces**

Do all habitable rooms in the property have one or more windows, doors or skylights that open to the outside and meet the requirements below?

- ☒ All habitable spaces ☐ Some habitable spaces

List all rooms at the property and whether or not they meet the ventilation standard. If not, briefly state how the specific exemption applies.

1. Location All Rooms Meet requirements yes

**2. Mechanical ventilation standard for kitchens and bathrooms**

Does each room in the rental property with an indoor cooktop, bath or shower have an extractor fan installed that vents to the outside and is in good working order? Complete one of sections (a), (b) or (c) for this question.

- ☒ All rooms ☐ Some rooms ☐ Not installed in any rooms

State the diameter or exhaust capacity of each extractor fan and which room(s) they are located in, if applicable. Extractor fans that vent to the outside and were installed before 1 July 2019 don't need to meet performance requirements of the ventilation standard. In this case, state below that you are relying on the modified standard for extractor fans installed before this date. If you select qualifying ventilation, you must state the exhaust capacity and a brief description of how it meets the definition of qualifying ventilation.

1. Location Kitchen Fan installed yes Installed pre 2019 yes

Statement

Reliant on provision 8, to modify the requirements of regulation 23

2. Location Bathroom Fan installed yes Installed pre 2019 no

Fan Diameter Ø 150 mm Fan Exhaust Capacity        l/s

Ventilation assessed on 01/12/2021

### MOISTURE INGRESS AND DRAINAGE

1. Does the property have gutters and downpipes that efficiently drain storm, surface, and ground water to an appropriate outfall? ☒ Yes ☐ No

An appropriate outfall will generally be the storm water system provided by your local council. It could also be a properly working soakage system, natural watercourse, adequate water storage system or other constructed water way.

Note: It has been a requirement for all homes to have efficient drainage for the removal of storm water, surface water and ground water since 1947 as part of the Housing Improvement Regulations 1947.

2. Does the property have any enclosed subfloor spaces? ☒ Yes ☐ No

An appropriate outfall will generally be the storm water system provided by your local council. It could also be a properly working soakage system, natural watercourse, adequate water storage system or other constructed water way.

3. Does the ground moisture barrier meet the standard? ☒ Yes ☐ No

Moisture ingress and drainage assessed on 01/12/2021

### DRAUGHT STOPPING

1. Does your property have any open fireplaces? ☐ Yes ☒ No

2. Is the property free from unintentional and unreasonable gaps or holes? ☒ Yes ☐ No

This includes gaps or holes that allow noticeable draughts in or out of the building. Areas include, but are not limited to, doors, windows, walls, floors and ceilings.

Draught stopping assessed on 01/12/2021

### HEALTHY HOMES SIGNATURE SECTION

Metro Otago Property Management acting as agent for  
Kelth Donaldson & Shona Youngman, declare that  
all reasonable efforts have been made to ensure this healthy homes statement is true and correct as at the date of signing.

#### Property manager Details | Signed by the agent acting on behalf of the Landlord

Subsection (1CA) - New Tenancy

On and after the commencement of the tenancy, the landlord will comply with the healthy homes standards as required by section 45(1)(bb) or, for boarding houses, 66(1)(bb), and will provide all information prescribed by regulations under section 138B(5).

Property manager signature

Date 15/3/23 1(d)

of

Metro Otago Property Management

acting as agent for and on behalf of

the landlord

Kelth Donaldson & Shona Youngman

# Bond lodgement form

## Tenancy Services

- › All sections of this form must be completed to enable smooth processing of information, payment and future refunds
- › Landlords' and all tenants' signatures must be provided. Incomplete forms will be returned
- › Complete in a black or blue pen with CAPITAL letters if handwriting
- › Read the Important Information on the back of this form before entering any details

**1** If payment is to an existing bond for this tenancy, enter the bond number here:

**2** Address of the rented property

Property ID (if known):

Room no.  (for boarding house or room only tenancy) Unit  House no.  9 Street  Kaikorai Valley Road

Suburb  Kaikorai City  Dunedin

Building name  Postcode  9010

Weekly rent  \$ 450.00 Total bond  \$ 1,800.00 Total amount enclosed  \$

Date tenancy started  1/5/04/2/3 No. of bedrooms  3 Dwelling type (tick one): House/Townhouse ☐ Apartment ☐ Room ☐  
See reverse for definitions Boarding house room ☐ Bedsit/Flat ☐

**3a** Landlord details

Are you a first time landlord? Yes ☐

Landlord ID:  2666169

Full name(s) or trading name  Metro Otago Property Management

Contact phone

**3b** Landlord address for service Email will be first point of contact if provided


Email  rent@metrorealty.co.nz

Unit  House no.  308 H Street

Suburb  Roslyn City  Dunedin

PO Box or Private Bag  Postcode  9010

By signing this form you agree that the information you have provided is true and correct

Landlord Signature   
Date  14/03/23

**4a** Tenant 1 details

Full name  Philip Connor Bond contribution  \$

Are you a first time tenant? Yes ☐ Date of Birth (optional)  10/03/58 Contact phone  020 4142 6780

**4b** Tenant 1 new address for service Email will be first point of contact if provided

Email  econnor41@gmail.com

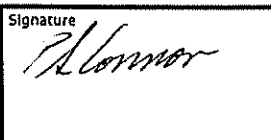
Room no.  (for boarding house or room only tenancy) Unit  House no.  9

Street  Kaikorai Valley Road

Suburb  Kaikorai City  Dunedin

PO Box or Private Bag  Postcode  9010

By signing this form you agree that the information you have provided is true and correct

Signature   
Date  14/03/23

**4c** Tenant 2 details

Full name  Bond contribution  \$

Are you a first time tenant? Yes ☐ Date of Birth (optional)  01/01/77 Contact phone

**4d** Tenant 2 new address for service Email will be first point of contact if provided

Email

Room no.  (for boarding house or room only tenancy) Unit  House no.

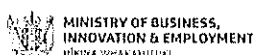
Street

Suburb  City

PO Box or Private Bag  Postcode

By signing this form you agree that the information you have provided is true and correct

Signature   
Date



Use the Additional tenants bond lodgement form if more than 2 tenants. Attach it to this form. ☐ Yes, this form is attached.





# For Sale

9 Kaikorai Valley Road, Kaikorai



LAWRENCE  
PEETERS

DUNEDIN REAL ESTATE EXPERT

# For Sale

9 Kaikorai Valley Road, Kaikorai



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021 992 993

lawrence.peeters@oatps.nz

lawrencepeeters.co.nz

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# Buying and not sure what to do when?

Your real estate buying journey



## Understanding the end-to-end real estate process

Be a confident home buyer with **settled.govt.nz**

Buying a home is one of the biggest financial decisions you'll ever make. It can be a complex and sometimes stressful process.

**Settled.govt.nz** will help to inform and guide you through the process from

when you're thinking of buying right through to when you're moving in or out.

Have a look at the checklists, quizzes, videos and tools. From understanding LIMs to sale and purchase agreements to when to contact a lawyer, **settled.govt.nz** explains what you need to know.

**Learn more at [settled.govt.nz](https://settled.govt.nz)**

Brought to you by the  
Real Estate Authority



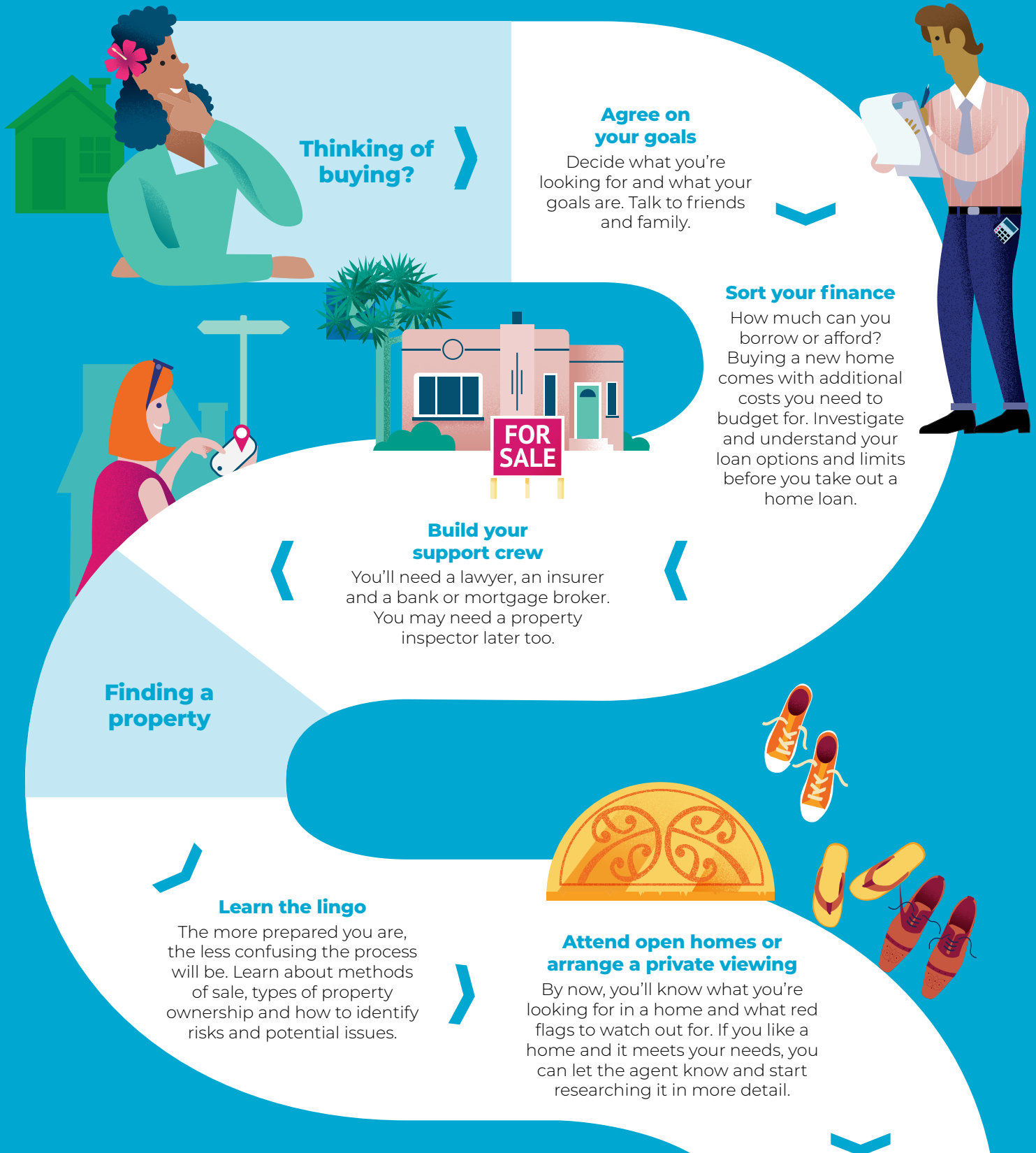
# Your real estate buying journey



Before you can make an offer, you'll need to know the method of sale being used for that home.

Remember, the real estate agent should treat everyone fairly, and your lawyer or conveyancer is there to support you through the process.

Don't make an offer on a property before seeking legal advice.







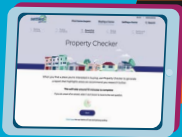
Doing your homework means you can make informed decisions.

### Do your homework

When you've found the property you want to buy, it's important to find out as much as possible before you make an offer.

### Understand issues and hazards

Doing your homework means you can make informed decisions, for example, you'll learn about the neighbourhood and what kind of natural hazards might happen in the area.



Use settled.govt.nz's Property Checker Tool



### Researching the property



It may take a while to find the ideal property.



Don't make an offer on a property before seeking legal advice.

### Making an offer



### Understand the offer process

The offer process will vary depending on the method of sale. Learn about the different methods of sale.

### Understand the multi-offer process

If another buyer also puts an offer on the property you want, it becomes a multi-offer process. Ask the agent to clearly explain the process and make sure you talk to your lawyer.



You may repeat the offer process several times before you are successful.

### Ask for a title search

A record of title is essential. It is specific to the address you are looking at and will tell you if there are any restrictions against the property.



### Confirm your finance

Now's the time to confirm your finance with the lender. Most banks will ask you for more information about the property and require proof that you've arranged insurance before settlement.



### Make a conditional offer or an unconditional offer

With some methods of sale, you can make a conditional offer, such as the offer being subject to a property inspection or finance. Ask your lawyer for advice. You may decide to do some of these before making your offer.



### Meet conditions

Any contract conditions must be met by the specified date(s).



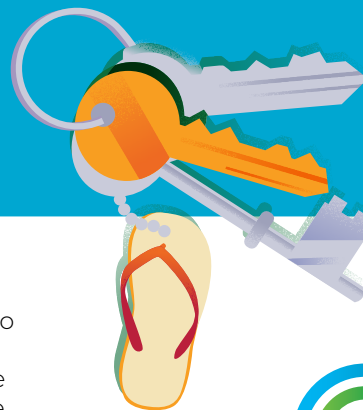
### Settling and moving in

#### Plan for settlement day

A number of things need to happen before settlement day, such as your pre-settlement inspection and ensuring your finances and insurance are in place.

#### Settle on settlement day

The big day has arrived! Many things need to happen in sequence between your lawyer, the seller's lawyer and the banks before the property becomes yours. This can take time, and you may not get the keys until late in the day. It's a good idea to plan to move in the day after settlement day.



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## Understand the offer process

The offer process will vary depending on the method of sale. Learn about the different

### **Buying by advertised price, deadline sale or negotiation**

**Advertised price:** The seller sets a price, and you can choose to offer more or less than that price and negotiate the sale. There is no specific deadline your offer needs to be received by.

**Deadline sale:** The seller sets a date, and you can make an offer at any time before that date. The seller may indicate the price. You can offer more or less than that price and negotiate the sale.

**Negotiation:** When it's difficult to estimate the market value of a property, a seller may choose to sell by negotiation. Buyers make offers based on what they think the property is worth in the current market. You can make an offer at any time.

#### **Important things to know**

- In all cases, you can attach conditions to your offer, like making the offer subject to a property inspection. You can change your offer at any time before the seller accepts it, and you can include an expiry date on the offer.
- The seller can also attach terms and conditions to the sale, for example, the settlement date.
- If you can't meet the conditions or need an extension, you need to talk to your lawyer or conveyancer and the real estate agent as soon as possible.
- If there is more than one offer, the sale may become a multi-offer process.

### **Buying by tender**

When a property is for sale by tender, buyers give a confidential written offer by tender to the agent before a specified end date.

#### **Important things to know**

- You can attach conditions to your offer. The seller can also attach terms and conditions to the sale.
- You can make an offer at any time.
- The seller doesn't have to accept the highest offer or any offer. The seller may choose to negotiate, through the agent, with anyone who submitted an offer.
- You may not get a chance to negotiate once you submit your offer, so consider putting forward your best offer.

### **Buying by tender unless sold prior**

Some tenders may be sold prior to the deadline, and this should be highlighted in the advertising.

- If the seller decides to accept offers earlier than the tender end date, the property can be sold before this date.
- Register your interest with the agent and ask to be informed if someone else makes an offer before the end date to see if you can also make an offer.
- If the seller has decided they will accept offers before the end date and there is more than one offer, the sale may become a multi-offer process.

### **Buying by auction**

A property auction is a fast-paced, public sale. The property is sold to the buyer with the highest bid after the seller's reserve price is reached.

#### **Important things to know**

- Buyers should register their interest with the agent and ask to be informed if another buyer makes an offer before the auction date.
- If you haven't been to an auction before, it's a good idea to attend one as a spectator so you can see how they work.
- If you win an auction, you are committed to purchase the property. You must pay the purchase deposit on the auction day. It's very important to have your finances in order and to complete your due diligence before you think about bidding at auction.

Whichever offer process is used, remember that a sale and purchase agreement is a legally binding contract, so get legal advice before you make your offer.



### Multi-offer process

A multi-offer process happens when more than one buyer makes an offer on a property. It's important to put your best foot forward in this situation as you might not get a chance to increase your offer or to negotiate.

#### Important things to know

- Agents must clearly explain the process and any relevant paperwork to all buyers.
- There must be more than one offer in writing. An agent can't say you are in a multi-offer process if there are no other offers in writing.
- In a multi-offer situation, the seller can choose the offer that works best for them. An offer with a lower price but fewer conditions may be chosen over a higher price with more conditions. The seller can also choose to decline all offers.
- If you have any concerns about a multi-offer process you are part of, you can speak to the agent's manager.

## Real Estate Authority

**Settled.govt.nz** is brought to you by the Real Estate Authority (REA) – Te Mana Papawhenua (REA).

REA is the independent government agency that regulates the New Zealand real estate profession. Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

## Getting help when things go wrong

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number

of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

Call us on **0800 367 7322**, email us at [info@rea.govt.nz](mailto:info@rea.govt.nz) or visit us online at [rea.govt.nz](http://rea.govt.nz)

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You can find a translated copy of this guide here  
[settled.govt.nz/resources](http://settled.govt.nz/resources)

October 2022



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**property,**  
**awards 2023**

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