



04 HOUSING

EVERYTHING YOU NEED TO KNOW
ABOUT FINDING A HOME
IN NEW ZEALAND



RENTING A HOME

WHEN YOU ARRIVE IN NEW ZEALAND IT IS A GOOD IDEA INITIALLY TO RENT A HOME WHILE YOU DECIDE WHERE YOU WISH TO LIVE.

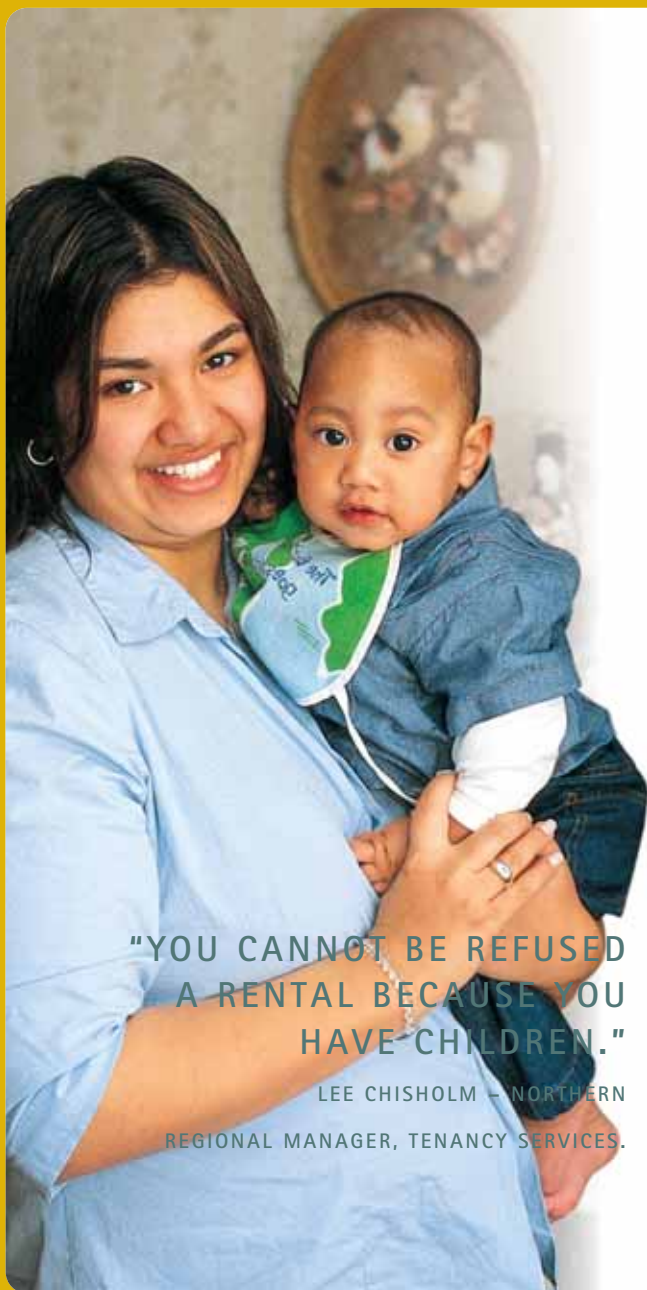
Since New Zealand has a high level of home ownership, the stock of rental housing is less extensive than in most other developed countries. Prices and quality vary and it is always advisable to visit a property personally before signing a Tenancy Agreement (also known as a lease). First appearances can be deceptive – make sure you check the basics. Parts of New Zealand can be cold and houses that do not get a lot of direct sun may have problems with dampness during the winter months. Factors such as proximity to transport, shops and schools, as well as the general feel of the neighbourhood, also need to be taken into account. It is a good idea to find out about all your legal rights and responsibilities well before signing a lease. The Tenancy Services division of the Department of Building and Housing can help you with this.

Most rental properties are unfurnished, apart from an oven, a laundry facility and things like curtains and carpet. The landlord does not have to provide a heater so, in some cases, you may have to provide your own.

Demand for good quality rentals is high. It may take some time to find a suitable property and, when you do, you will usually have to make a quick decision.



WHEN RENTING A HOME,
IT IS ALWAYS IMPORTANT
TO VIEW IT FIRST,
AND CHECK EVERYTHING
CAREFULLY BEFORE
SIGNING AN AGREEMENT.



**"YOU CANNOT BE REFUSED
A RENTAL BECAUSE YOU
HAVE CHILDREN."**

LEE CHISHOLM – NORTHERN
REGIONAL MANAGER, TENANCY SERVICES.

Where to look

The *To Let* columns in the newspaper, especially on Wednesdays and Saturdays, are a good place to start. You need to phone about places early, as the best flats/apartments and houses go quickly. You can also pay for an advertisement in the newspaper's *Wanted to Rent* column.

Median weekly rental prices in New Zealand (for the three months to May 2007)

	Two	Three
Region	Bedrooms	Bedrooms
Northern Auckland	\$321	\$395
Western Auckland	\$265	\$325
Central Auckland	\$330	\$410
Southern Auckland	\$285	\$345
Hamilton	\$220	\$295
Tauranga	\$240	\$300
Rotorua	\$175	\$230
Napier	\$220	\$300
New Plymouth	\$220	\$280
Palmerston North	\$180	\$250
Upper Hutt	\$187	\$300
Lower Hutt	\$300	\$360
Porirua	\$240	\$280
Wellington City	\$330	\$400
Nelson	\$235	\$290
Christchurch	\$240	\$300
Dunedin	\$220	\$255
Invercargill	\$147	\$140
New Zealand average	\$250	\$300

Source: Tenancy Services, Department of Building and Housing

www.dbh.govt.nz

The Latest Rents

Detailed rental information for every suburb in New Zealand is updated monthly and can be found at www.dbh.govt.nz/market-rent

HOW TO READ A REAL ESTATE ADVERTISEMENT

A brief guide to common abbreviations

ac	air conditioning	oil/htr	oil heater
alc	alcove	ono	or nearest offer
BBO	Buyer Budget Over	ophws	off-peak hot water system
BEO	Buyer Enquiry Over	osp	off-street car parking
bi	built-in	oyo	own your own
bics	built-in cupboards	pa	per annum
bir	built-in wardrobe	pmth	per month
bt	brick walls with tile roof	pol flr	polished floor
bv	brick veneer	posn	position
CBD	Central Business District	pw	per week
cpds	cupboards	QV	Quotable Valuation (same as GV)
ctl	cement tile	rc	reverse cycle
CV	Commercial Value	rend	rendered
det	detached	rf	roof
elf	electric light fittings	row	right of way
elhws	electric hot water service	RV	Rateable Value
ens	en suite bathroom	sb	solid brick
fib	fibro cement	shwr rcs	shower recess
fitts	fittings	s'out	sleep-out cabin
fl covs	floor coverings	stca	subject to council approval
f/furn	fully furnished	tc tile	terracotta tiles
f tld	fully tiled	tf	timber frame
ghws	gas hot water service	tld rf	tiled roof
GV	Government Valuation (same as QV)	umr	under main roof
ingr pl	in-ground pool	ven blds	venetian blinds
k'ette	kitchenette	ver	verandah
ldr	lounge dining room	vp	vacant possession
l'fitt	light fittings	wb	weatherboard
lug	lock-up garage	wi	wrought iron
LV	Land Value	wi pant	walk-in pantry
neg	negotiable	ww crpt	wall-to-wall carpet
ofp	open fireplace		

Real estate agents

Many real estate agents also deal in rental properties. Their commission charges are due only once a rental contract is completed, and these should not exceed one week's rent.

Letting centres

These centres will usually charge a fee for you to look at their listed properties. The fee is generally less than that charged by real estate agents, but it may be charged even if you do not find a home through their lists. If you are referred to a real estate agent by the letting centre, you may also have to pay the real estate agent's fee.

Discrimination

By law, a landlord cannot discriminate against you because of your colour, race, gender, ethnic origin, disability or religious beliefs.

If you think you have been discriminated against, contact either:

Tenancy Advice Line

Visit: www.dbh.govt.nz

Freephone: 0800 83 62 62 (0800 TENANCY)

The Human Rights Commission

Visit: www.hrc.co.nz

Freephone: 0800 496 877

**A LANDLORD CANNOT
ENFORCE WHAT IS OUTSIDE
THE LAW AND TENANTS
CANNOT GIVE AWAY THEIR
LEGAL RIGHTS.**



Bonds

Most landlords require tenants to pay a bond that is generally equivalent to 2 or 4 weeks' rent. Landlords cannot ask for more than 4 weeks' rent as bond.

The landlord will provide you with a *Bond Lodgement Form* that both you and the landlord are required to complete and sign. The landlord must deposit the form and your accompanying cheque for the bond with the Department of Building and Housing within 23 working days of receiving it. A receipt will then be sent to both you and your landlord. If you don't receive this receipt you should contact the Tenancy Advice office of the Department of Building and Housing (See P18 for contact details).

The bond will be refunded to you when you leave the property, unless you have rent owing or have caused damage. If the property is damaged, some or all of your bond is used to pay for the repair.

When you give notice to move out, the landlord will inspect the property to make sure you have not caused damage. To recover your bond, complete a *Bond Refund Form*, signed by both you and the landlord, and send it to the Department of Building and Housing. If you cannot reach agreement with the landlord over the return of your bond, contact the Tenancy Advice office at the Department of Building and Housing.

To download *Bond Lodgement* and *Bond Refund* forms, visit: www.dbh.govt.nz

Tenancy Agreements

It is the landlord's responsibility to provide you with a *Tenancy Agreement Form*.

The Tenancy Agreement sets out the conditions of the lease. This should be in plain language and a tenant should never sign anything they do not understand. Both the tenants and landlord sign the agreement and keep a copy. However, anything in the agreement which is different from the law has no effect. For example, if the agreement says tenants can be given a month's notice, this cannot be enforced, as the law says tenants are entitled to either 42 or 90 days' notice, depending on the situation. A landlord cannot enforce what is outside the law and tenants cannot give away their legal rights.

Property Inspection Report

It is important to record with your landlord not only the furniture and fittings provided, but the condition of the property and chattels. For instance, if the kitchen bench has a burn mark, this needs to be noted so you are not held responsible for it when the tenancy ends. *Property Inspection Report Forms* are usually part of *Tenancy Agreement Forms*.

To download *Tenancy Agreement Forms*, visit: www.dbh.govt.nz
Forms can also be purchased from major stationery shops.

A Tenancy Agreement must include:

- the names and addresses of the landlord and tenant, and the address of the property
- the date the Tenancy Agreement is signed
- the date the tenancy starts
- addresses for service for both the landlord and the tenant (this needs to be a permanent, physical address; perhaps a family member's or friend's)
- whether the tenant is under the age of 18
- the bond amount
- the rent amount and how often it will be paid
- the place or bank account number where the rent is to be paid
- any real estate agent's or solicitor's fees paid
- if the tenant is to pay for metered water
- a list of chattels (eg. light fittings, curtains, oven, and washing machine) provided by the landlord
- the date a fixed-term tenancy will end.

Optional conditions include:

- how many people can live on the premises
- not attaching anything to the house or flat
- not subletting or giving the tenancy to someone else
- whether smoking is permitted
- whether an animal is permitted.



**"THE FIRST THING MIGRANT
TENANTS AND LANDLORDS
NEED TO KNOW IS THAT
NEW ZEALAND HAS A LAW
THAT APPLIES WHENEVER
A PERSON IS RENTING
A PLACE TO LIVE IN.
EVEN IF THERE ISN'T
A WRITTEN AGREEMENT,
THE RULES STILL APPLY."**

LEE CHISHOLM, NORTHERN REGIONAL MANAGER,
TENANCY SERVICES.



"WE CHOSE A CLASSIC
VICTORIAN VILLA – WE LOVE
THE WARMTH OF THE
NATIVE TIMBER FINISH.
WE'VE ALWAYS MUCH
PREFERRED OLDER HOUSES
WITH CHARM AND STYLE."

CANADIAN MIGRANT, CAROLE WILLSON.

WHAT YOU WILL NEED TO PAY

When you agree to rent a property, you usually need to pay:

- a fee to the letting agent if you have used one
- a bond
- rent in advance.

You will also need to pay for getting the telephone, electricity and, where applicable, gas connected. For example, if your rent is \$250 per week, you may need:

• 4 weeks' rent as bond	\$1,000
• 2 weeks' rent in advance	\$500
• 1 week's rent for the agent's commission (including Goods and Services Tax or GST)	\$281
• telephone, power and gas connections	\$300
Total you will need (approximately)	\$2,081

TYPES OF TENANCIES

Periodic tenancies

A periodic tenancy is any tenancy that is not for a fixed time, and continues until the landlord or the tenant ends it by giving notice, or the Tenancy Tribunal orders that the tenancy is over. This is the most common form of tenancy.

Fixed-term tenancies

These finish on a date recorded in the agreement, and neither the landlord nor the tenant can end the tenancy earlier.

Fixed-term tenancies not fully covered by the Residential Tenancies Act 1986:

- tenancies of less than 120 days
- tenancies of five years or more, in which the Tenancy Agreement states that the *Residential Tenancies Act* does not apply.

It is a good idea to seek advice from the Department of Building and Housing before signing an agreement for these types of tenancies.



ENDING A TENANCY

Periodic tenancies

Tenants wanting to leave must give 21 days' signed notice in writing and provide their tenancy address and leaving date. If notice is sent by mail, four working days must be added to the notice period. A landlord must give a tenant written notice of at least 90 days, or 42 days if the property is needed for family or employees, or has been sold.

If a landlord gives a tenant notice, the tenant can live in the property until the tenancy ends. Tenants can, however, move out sooner if they give 21 days' written notice to the landlord.

Fixed-term tenancies

A fixed-term tenancy automatically ends on the stated date, so you do not need to give notice. You can talk with the landlord about renewing the tenancy, although he or she will be entitled to raise the rent at the end of the term.



PAYING RENT

A landlord cannot demand payment of more than two weeks' rent in advance. However, it is possible to make monthly payments if you and your landlord agree. The landlord must give you a receipt for any rent you pay by either cash or cheque. If you use automatic payments, your bank records act as receipts.

Rents are determined by market demand and can vary widely depending on the desirability of the property. You can check out market rents in your area on the Department of Building and Housing website. If you think your rent is higher than it should be compared with similar properties, you can apply to the Tenancy Tribunal through the Department of Building and Housing for a market rent assessment. If the Tribunal orders a lower rent, the landlord must comply with this ruling and also cannot increase the new rent for a period set by the Tribunal (usually six months).

If you have a periodic tenancy, your landlord cannot increase the rent within six months of either the start of the tenancy or the last rent increase. Rents for fixed-term tenancies also cannot be increased more frequently unless the Tenancy Agreement specifically provides for this.

REPAIRS

If something needs repairing, talk to the landlord first.

However, if something needs fixing urgently, for instance a leaking hot water cylinder, or a blocked toilet, and you cannot contact the landlord, you may get the repair work done yourself. In this case the landlord must refund the repair cost.

If you ask the landlord to do necessary repairs, and nothing is done, send your landlord a letter requesting that the work be done within 10 working days. If the repairs are still not done, make an application to the Tenancy Tribunal. If the problem is serious, the landlord may be ordered to pay you compensation, or you may be able to end the tenancy.

If you damage a rental property, or make it unfit to live in, the landlord can give you 10 working days to put things right. If the work is not done, the landlord may ask the Tenancy Tribunal to order you to do the required cleaning/repairs, or for the tenancy to be ended.

DISPUTES

First, talk to your landlord. If talking does not work, contact Tenancy Services at the Department of Building and Housing.

Interpreting services can be provided by Tenancy Services if you need to attend mediation or a Tenancy Tribunal hearing as a result of a dispute.

INSURANCE

Contents insurance is important for people who are renting accommodation as it can cover both household possessions and liability for accidental damage to a rental property. It may also provide for the cost of temporary accommodation if an accident makes your home uninhabitable. Insurance of the actual property/building is the landlord's responsibility.

HELPFUL HINTS

The Department of Building and Housing publishes two free booklets on renting. *What to do when you're renting* is a handy, step-by-step guide for tenants. *Renting and you* is a more comprehensive guide designed for both landlords and tenants. It is available in Samoan, Tongan, Chinese Traditional, Chinese Simplified, Arabic and Korean as well as the standard Māori and English versions. Both publications can be downloaded from: www.dbh.govt.nz

**For free advice and information on renting:
Freephone: 0800 83 62 62 (0800 TENANCY), or
visit: www.dbh.govt.nz**



TENANTS' RIGHTS AND RESPONSIBILITIES

A TENANT MUST:

- pay the rent on time
- pay all charges for telephone, electricity, gas and other agreed charges
- use the property mainly as a home
- keep the property clean and tidy
- promptly report any damage/repairs
- repair any damage caused by the tenant or guests
- permit no more than the specified number of residents.

At the end of the tenancy:

- depart on or before the due date
- remove all goods and rubbish
- leave the property clean and tidy
- return all keys and pass cards
- leave all chattels in good order
- provide access to prospective tenants or buyers
- pay electricity, telephone and other agreed charges.

A TENANT MUST NOT:

- damage the property or allow others to do so
- use the property for unlawful purposes or allow others to do so
- disturb the peace of other tenants or neighbours
- alter the property or change the locks
- refuse rightful entry to the landlord or their agent
- sublet or transfer the tenancy without permission.

LANDLORDS' RIGHTS AND RESPONSIBILITIES

A LANDLORD MUST:

- give 60 days' notice of a rent increase
- give 48 hours' notice of an inspection
- give 24 hours' notice of entry for repairs
- give 42 days' notice of plans to sell the property
- ensure locks and fastenings work
- provide receipts for cash/cheque payments
- provide rent statements if requested
- do any necessary repairs
- pay for urgent repairs
- present a clean and habitable property
- pay costs such as rates and insurance of the property/building
- ensure tenants are not unreasonably disturbed.

A LANDLORD MUST NOT:

- block reasonable subletting or tenancy re-assignment
- prohibit the use of suitable interior fixtures
- change locks without consent
- enter without consent or legal right.



BUYING A HOME

NEW ZEALANDERS ARE RENOWNED FOR BEING PASSIONATE ABOUT THEIR HOMES. THE LEVEL OF INDIVIDUAL HOME OWNERSHIP IS AMONGST THE HIGHEST IN THE WORLD.

Housing stocks are extensive and provide an unusual range of opportunity for those seeking to match their home to a particular lifestyle. Rural 'lifestyle blocks' comprising custom-built homes with several acres of farmland are particularly popular. Most offer easy access to the main urban centres. City housing ranges from restored villas, dating from the early 1900s, to modern suburban homes with large gardens, or 'sections' as they are termed in New Zealand. Inner city apartments, featuring the latest in metropolitan living, have also become a feature of the major cities.

Most urban homes are stand-alone and built of wood. Although many are insulated, most do not have central heating or double-glazed windows. Most have open fires, wood burners, gas or electrical heating.

Prices for homes in New Zealand vary considerably. A lot depends on where they are located – homes in Auckland, for example, are generally more expensive than homes in Wellington. House prices in smaller cities and towns tend to be less expensive. Costs also vary within neighbourhoods and it is important to find out as much as possible about an area before purchasing.

Average Property Values

August 2009

Area	Price
Whangarei	\$326,074
Auckland	\$502,022
Hamilton	\$339,298
Tauranga	\$412,320
Rotorua	\$272,609
New Plymouth	\$312,358
Napier	\$317,835
Hastings	\$299,502
Palmerston North	\$288,508
Wellington	\$421,615
Nelson	\$364,747
Christchurch	\$344,401
Queenstown	\$582,258
Dunedin	\$254,619
Invercargill	\$208,551

Source: QV online (website: www.qv.co.nz)

A current snapshot of recent house values is available online at www.qv.co.nz/onlinereports/propertyvaluemap.html

FINDING A HOME

Take time to look around and become familiar with the market. As a new migrant, you may wish to purchase a home immediately, because you feel this will help you and your family feel more settled. Although this is understandable, do not let the urge to settle or any sales pressure unduly hasten your decision. Buying a home is an important decision and should not be taken lightly. Once you have acquired a good knowledge of the local market and are sure you have found what you want, buying a home can be completed within three or four weeks.

Special property features are run in the Wednesday and Saturday editions of most major newspapers. A range of free publications providing illustrated property listings is also available from real estate companies. The Real Estate Institute provides national listings at: www.realestate.co.nz

Most houses are sold through real estate agents who operate on sales commissions. These are agreed with the vendor before the property is offered for sale and generally vary between 1-3% of the sale price. Agents will make appointments for you to see specific properties – they will usually also provide transport if requested. You may use any number of agents, but when you decide to buy you will deal only with the agent managing the sale.

Open homes

People who are selling their houses often hold 'open homes' at the weekend so you can visit the house without having to make an appointment with the real estate agent. 'Open homes' are usually open for up to two hours – the times are advertised in the local paper and weekly real estate publications.

A real estate agent, not the owner, will be at the house during the 'open home'.





"WE'VE BEEN ABLE TO
BUILD OUR DREAMS HERE."

SINGAPOREAN MIGRANTS,
ENG AND LINA YEO.

BORROWING MONEY

Banks and financial services organisations offer a wide range of mortgage options and combinations. Bank processing is efficient and mortgage finance can be arranged within as little as 24 hours. The rate of payment and value of your mortgage is dependent on your financial circumstances. However, mortgages are usually capped at 95% of the property's sale price. The mortgage market is highly competitive and it is well worth shopping around for the best deal.

A good place to start is: www.realestate.co.nz which provides an up-to-date survey of mortgage interest rates and access to a handy *Mortgage Calculator*.

RATING VALUATIONS

The territorial authority (local or regional council) provides owners with a 'rating valuation' – what they consider the property (land and buildings) is worth. Local authorities use the rating valuation to set 'rates', which property owners pay to cover water supply, road maintenance, rubbish collection and public services such as libraries, parks and swimming pools. The rating valuation is often used as a guide when setting the sale price. However, houses can sell for more or less than the rating valuation – the selling price will depend on market demand, interest rates and when the rating valuation was completed.

THE SALE PROCESS

Since property law varies from country to country, it is often advisable for migrants to use an experienced licensed conveyancer or property lawyer. Services generally include:

- helping you negotiate the purchase and the price with the current owners
- a 'title search' (to make sure there are no legal problems with the property)
- checking the contract
- advising you of any tax factors that may affect you
- drawing up the documents to transfer ownership
- arranging the settlement
- letting you know your rights.



MAKING AN OFFER

When you find the house you want, you will need to make a formal offer in writing (your real estate agent, licensed conveyancer or lawyer will have a standard form). It is usual to have your lawyer or conveyancer look over the offer before it is presented to the agent or the seller.

The offer document will say which 'chattels' go with the sale – this may include curtains, light fittings, oven and dishwasher. The chattels are negotiable. There can sometimes be several counter-offers, so your proposed purchase is not a certainty at this point. Most first offers are 'conditional'.



The conditions may include:

- finance being approved
- a satisfactory independent valuation
- a satisfactory title search
- a satisfactory building inspection
- a Land Information Memorandum
- sale of another property.

A deposit – usually about 10% – is paid to your licensed conveyancer, lawyer or real estate agent when an agreement to purchase is reached. The licensed conveyancer, lawyer or real estate agent is legally required to hold the deposit for a minimum 10 working days or until the conditions of sale are met.

The contract will also state the 'settlement date' – this is the date when the house becomes your legal property, and you can move in. It is when your licensed conveyancer or lawyer pays the final purchase amount to the seller. Once everything is in order, the contract becomes unconditional. There are penalties if the sale does not go ahead.

INSURANCE

Make sure your house insurance starts on the day you take possession of the house. In some house auctions, insurance risks pass to the purchaser immediately upon purchase.

In New Zealand, house insurance includes a level of cover for earthquake damage.

You should also insure the contents of your house. Your insurance company can organise this for you.

WEBSITES AND NEW ZEALAND FREEPHONES

NEW ZEALAND NOW

www.newzealandnow.govt.nz

Government site that links you to all the information that you need to know about living and working in New Zealand.

IMMIGRATION NEW ZEALAND SITE

www.immigration.govt.nz

Official site of Immigration New Zealand.

Comprehensive information on all aspects of New Zealand immigration policy and procedures. All policy guidelines and most application forms can be downloaded.

GOVERNMENT SITES

www.govt.nz

The official gateway to New Zealand Government online.

www.dbh.govt.nz

Department of Building and Housing

Comprehensive information on building regulations and controls.

Freephone: 0800 242 243

Tenancy Advice provides free advice on all aspects of renting, mediates rental disputes, manages tenancy bonds and supplies standard rental forms. Local offices listed in the White Pages.

Freephone: 0800 83 62 62 (0800 TENANCY)

Email: info@dbh.govt.nz

www.hnzc.co.nz

Housing New Zealand Corporation

Provides subsidised rental accommodation to those on low incomes.

Freephone: 0800 801 601

www.hrc.co.nz

Human Rights Commission

An independent agency responsible for investigating and resolving complaints about discrimination and other human rights issues.

Freephone: 0800 496 877

Email: infoline@hrc.co.nz

www.landonline.govt.nz

Land-online survey and title office.

Database of land title and survey information – available on a user-pays basis.

Freephone: 0800 665 463 (0800 ONLINE)

REAL ESTATE AGENCIES

www.realestate.co.nz

Real Estate Institute of New Zealand

An essential site – deals authoritatively with all aspects of property purchase and rental. Provides comprehensive national and regional property listings, as well as guidelines on matters such as mortgage rates. Up-to-date price surveys available at national, regional, city and neighbourhood levels.

Freephone: 0800 732 536 (0800 REALENZ)

www.real-estate-nz.com

Real estate guide designed for migrants and overseas investors with special emphasis on Christchurch.

Phone: 03 942 7653

Email: info@real-estate-nz.com

www.open2view.com

National directory providing virtual tours of hundreds of properties.

NATIONAL REAL ESTATE COMPANIES

www.harcourts.co.nz

Harcourts

www.remax.co.nz

RE/MAX

www.ljhooker.co.nz

LJ Hooker

www.professionals.co.nz

Professionals

CLASSIFIED ADVERTISEMENTS

www.nzherald.co.nz

www.stuff.co.nz

www.trademe.co.nz

GENERAL SITES

www.nzrab.org.nz

New Zealand Registered Architects Board

Maintains database of registered architects.

www.buildingsurveyor.co.nz

New Zealand Institute of Building Surveyors Inc.

Represents professional building consultants – provides list of services and affiliated members. Freephone: 0800 11 34 00

www.certified.co.nz

Certified Builders Association of New Zealand

Lists Registered Certified Builders and provides advice for home builders.

Freephone: 0800 237 843

SSNZ

SSNZ (Settlement Support New Zealand) is a government funded initiative that provides a local point of first contact for new migrants, in 19 locations throughout the country. Think of it as, "Phone a friend".

SSNZ is a FREE service for new migrants, linking you to the information you need.

PHONE 0800 SSNZ4U (0800 776 948). VISIT WWW.SSNZ.GOV.NZ

www.conveyancer.co.nz/nzic.htm

New Zealand Institute of Conveyancers Inc
Outlines functions and services of licensed conveyancers.

www.icnz.org.nz

Insurance Council of New Zealand
Provides comprehensive guidance on all aspects of property and other insurance matters. Lists affiliated members.

www.masterbuilder.org.nz

New Zealand Registered Master Builders Federation
Lists certified master builders and useful information about building a home.
Freephone: 0800 269 119

Tenants Protection Association (Chch) Inc.

Information on rights and responsibilities of tenants and landlords.
Phone: 03 379 2297
Email: tpa@xtra.co.nz

www.nzia.co.nz

New Zealand Institute of Architects
Professional association of architects – lists affiliated architects.

www.property.org.nz

New Zealand Property Institute (NZPI)
Sets standards for property valuers. Maintains database of affiliated valuers.

www.qv.co.nz

QV Valuations
Responsible for the rating valuations in New Zealand.
Freephone: 0800 16 44 44

www.rics.org.au

Royal Institution of Chartered Surveyors (RICS)

www.valgroup.co.nz

ValGroup is an association of independent valuing firms.

www.consumer.org.nz

Consumers Institute of New Zealand
Up-to-date consumers' guide to property rental and purchase – also covers legal rights of landlords and tenants. Membership fee required.

www.yellowpages.co.nz

Telephone listings for New Zealand businesses.

BUILDING INSPECTION REPORTS

New homes

Building inspections undertaken by local councils.

Existing homes

Building inspections completed by private consultants.

LAND INFORMATION MEMORANDA

Land Information Memoranda (generally called a 'LIM' Report) are provided by local councils.

Listings in the *White Pages* under 'Local Government Services'.

Please note: Freephone numbers do not accept international calls.

Telephone directories

In New Zealand telephone directories are referred to as the *White* and *Yellow Pages*. These terms are used throughout this guide.

The *White Pages* lists residential and business numbers in alphabetical order. It also includes special sections on Government and Medical services.

The *Yellow Pages* is a classified business directory categorised by service or product type.

There are *White* and *Yellow Pages* for each region – there is no national directory. For national listings, visit: www.whitepages.co.nz or www.yellowpages.co.nz

