

Housing

Welcome to Oamaru & Waitaki District

Housing

For renting and buying look on Trade Me and realestate.co.nz, as well as individual local real estate websites.

Purchasing A Home

Check the property thoroughly, as once you sign a sale and purchase agreement, it is legally binding. List any conditions on the contract so the agreement to purchase the house won't be finalised until you've satisfied all your conditions.

Think carefully about a getting a LIM, a building and an electrical report. A LIM or Land Information Memorandum is a report issued by the local council which provides a summary of all the information on file and all works on the property that council was involved in. Better to do the research now than find out about problems later. Refer to the website www.settled.govt.nz

Only permanent residents can purchase property in NZ.

Renting A Home

In Waitaki there are three real estate agents who have rental properties. These are LJ Hooker, Property Brokers, and Ray White.

Many rental properties are also listed on Trade Me, in the Telegram, in the local paper and on the facebook page, Oamaru Houses to Rent.

There are two types of rental agreements. One is fixed term and one is periodic. Periodic means the tenancy continues until either the tenant or the landlord gives notice to end it. Fixed term is for a set period of time.

Rents vary depending on the quality, location and size of the property, but in Waitaki you are likely to pay between \$250-\$400 per week.

Migrant Tip- In NZ rent is advertised as a weekly price, rather than a monthly price.

When you sign up to rent a property you may have to pay

- Up to two weeks rent in advance
- A bond, which can be up to four weeks rent. The landlord MUST lodge this with Tenancy services. www.tenancyservices.govt.nz

So, you could need to pay up to the equivalent of six weeks rent upfront. Tenancy Services provide all the information you require on their website www.tenancy.govt.nz They also offers a phone helpline for information, as well as a mediation service if you have a dispute over a rental agreement. 0800836262

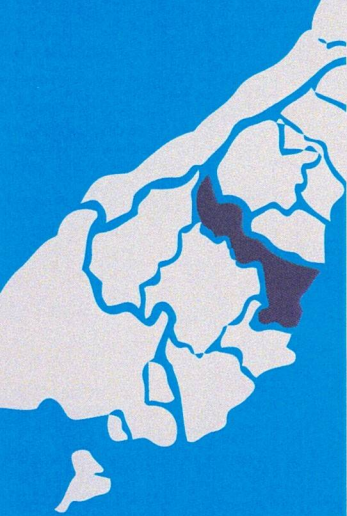
Renting A Room

Make sure you are clear on details such as sharing of costs like food, internet, power, electricity and rubbish disposal. Plus, expectations for visitors, cooking, pets, cleaning, quiet times and general sharing of house equipment and areas.



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New Zealand Homes

When you are choosing a house, ask about the level of insulation, the heating options and amount of sun that it gets. New Zealand houses retain very little heat compared to other countries and electricity costs can vary between \$100 and \$700 per month depending on the type of heating you use. A heat pump produces three times the output of heat compared to a fan heater, so it is always a much better option.

Migrant Tip—Remember that here in the southern hemisphere, it's the north facing properties that get the most sun.

Any household produces moisture by cooking, washing, bathing and exercising. Even breathing brings moisture into the air. Your family and pets bring many litres of water into your home every day. A normal humidity level is needed for feeling comfortable. However, too much moisture in your home can cause big problems and even negatively affect your health. Microorganisms, such as dust mites, thrive in humid conditions and mould also loves a damp environment. Dust mites and mould spores are known to contribute to the development of asthma in children and cause allergies. Keeping your home dry is essential as damp air also costs more to heat.

Key Tips For Living Well In A NZ Home

1. Open your curtains during the day and close them at night.

2. Stop cold air getting into your home by stopping draughts around doors, windows and fireplaces.
3. Check you have the best heating option for your home.
4. Find out if your home is insulated. If it isn't, you may qualify to have insulation installed for free. By law all rentals must be fully insulated, with a heater in the living area and kitchen and bathroom extractor fans
5. Open your windows (ventilate) between 5 and 30 minutes each day.
6. Open windows (ventilate) in the kitchen when you cook, and in the bathroom when you shower or take a bath, to let steam out.
7. Cover pots when they are boiling and use the extractor fan.
8. Wipe off any water that has collected (condensation) on walls and on the inside of windows.
9. Dry your washing outside in the sun or in the garage or carport, not inside.
10. To remove mould use a mixture of 70% white vinegar and 30% water and SCRUB to remove mould from ceilings and walls.
11. Create as much space as possible between the heads of sleeping children. Head to toe – is a good option if children are sharing beds.
12. Set the heatpump at 20-22 degrees, as setting it at 26°C uses 50% more power than at 21°C.



WAITAKI
MULTICULTURAL

 Waitaki
Newcomers Network
Connecting People