



Jude Clark

PROPERTY UPDATE

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MAY 2015

CALL TODAY FOR A CURRENT MARKET UPDATE

Council consents and your property

Terry and Judy were looking to add a new room onto their house. They obtained a building consent to do it two years ago but due to money constraints didn't complete the work at that stage.

When building or renovating, there are several important things to bear in mind:

- Make sure you apply for a building consent at least a month in advance of when you wish to begin the work. Most councils advise that it will take a month to process building consent applications.
• Make sure you comply with all of the conditions of your building consent. This includes ensuring all contractors have read the consent and are clear about its requirements.
• Remember that building consents do not stay valid indefinitely. In most circumstances if you do not begin work within 12 months of the consent being issued, the consent will lapse, and you will have to apply for a new one.
• Once you have finished the work, council needs to inspect it and issue a Code Compliance Certificate.

And what about that tree in your back garden?

Recently Jacob purchased a property in a seaside suburb of Wellington. In the backyard there was a large Pohutukawa tree. As the tree obscured the afternoon sun Jacob hired a chainsaw and cut it down.

In order to avoid this problem, if you have a native tree on your property and are doing any work on the tree, or around the tree where the roots might be, be sure to check with your local council to see whether your tree is protected, and whether you need any consents to undertake work.

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New website for landlords and tenants launched

A new tenancy services website designed to be a one-stop shop for all tenancy-related advice, information and education was launched on April 22nd by Building and Housing Minister Dr Nick Smith.

"Good information for tenants and landlords on their legal responsibilities and how to resolve disputes is essential for the 450,000 homes that are let in New Zealand. This new website is about ensuring all the information is in one place and that it is as easy as possible to navigate," Dr Smith says.

"This initiative is part of the Government's broader programme of Better Public Services, and of ensuring we keep up with technological change in how people interact with Government. We had feedback that the former website did not enable easy access to key information and that people were not accessing services they were entitled to because they were not fully informed of their rights.

"Today's announcement is one of a number of initiatives the Government has underway to improve tenancy services, with a particular focus on making it easier for landlords and tenants to interact with government online. Late last year, we introduced online Tenancy Tribunal applications and the national roll out of the FastTrack Resolution service aimed at resolving rent arrears disputes in a faster and more efficient way.

"Our next major initiative will be the progressive rollout of a new online tenancy bond system from early 2016, which will mean landlords will be able to lodge and pay tenancy bonds online, discarding the use of cheques," Dr Smith concluded.

New website for landlords and tenants: www.tenancy.govt.nz

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Name:
Address:
Phone:
The Leaders Agent who provided my entry:

WELLINGTON REGIONAL COMPARISON

Table with columns: SALES AREA, SALES (MAR 14, MAR 15), MEDIAN DAYS TO SELL (MAR 14, MAR 15), MEDIAN SALE PRICE (MAR 14, MAR 15), SALES AREA, SALES (MAR 14, MAR 15), MEDIAN DAYS TO SELL (MAR 14, MAR 15), MEDIAN SALE PRICE (MAR 14, MAR 15). Rows include Wairarapa, Wellington Central, Wellington West, Wellington East, Wellington South, Wellington North, Pukerua Bay/Tawa, Lower Hutt, Upper Hutt, Otaki/Paekakariki, Levin.



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