

# Finding a place to live

Rotorua offers a good range of housing options: city apartments, suburban homes; with many having lake views, rural lifestyle blocks, and lakeside properties. Housing in Rotorua is considered more affordable than other areas in New Zealand.

When you arrive in Rotorua it is a good idea to live in short term accommodation at first, while you decide where you wish to live.

## Short Term Accommodation

### Backpackers

Rotorua has a good selection of backpacker lodges and hostels for all ages. Several have swimming pools, and most have their own bars and cafés. Private rooms are available with a number also offering en-suites, and facilities for families.

Apart from the cost factor, other benefits from staying in a backpackers include a central location with car parking, internet access, laundry facilities, the opportunity to meet others and share experiences, and to be part of a mix of cultures.

### Motels

With more than 80 motels to choose from Rotorua caters for every style and budget. Some have a heated swimming pool, spas, mineral pools, barbecue facilities, tennis court, mini golf, games room, and a children's playground.

Studio apartments, one and two bedroom units, and family units sleeping up to six or seven are among the usual options. All bedding, linen and towels are supplied.

Some offer weekly rates and discounts during the off peak season (usually March – October).

For further information, contact:

### The Tourist and Information Centre (i-SITE)

1167 Fenton Street, Rotorua  
T. 0800 768 67 82 (press option 1, then option 1 again)  
[www.rotoruanz.com](http://www.rotoruanz.com)

## Long Term Accommodation

### Renting

Most rental properties are unfurnished, however a limited number of fully furnished city apartments, suburban three bedrooms homes, and lakeside houses are available.

### Rental Costs in Rotorua

Below is a guide to the costs of renting in Rotorua. Costs vary depending on the location of the property and what the property has to offer.

Property Type	Price (NZ\$)*
1 bedroom flat	\$135 – \$177
2 bedroom flat	\$155 – \$237
3 bedroom house	\$210 – \$290
4 bedroom house	\$298 – \$365

\*Average Rental Price (NZ\$)

Source: Tenancy Services September 2009

Costs involved when Renting	
Description	Cost
Bond	4 weeks rent
Rent in Advance	2 weeks
Letting Agent's fee - if you have used one	1 week's rent
Telephone, internet and power connections	Varies <sup>1</sup>
Insurance	Varies <sup>1</sup>

<sup>1</sup> *Varies depending on supplier - see page 15 for supplier contact details*

## Rental properties are listed in:



## Websites

[www.realestate.co.nz](http://www.realestate.co.nz)

Keyword 'furnished' if you require furnished accommodation

[www.trademe.co.nz](http://www.trademe.co.nz)

'Flatmates wanted' and 'property to rent'

## Newspapers

*'The Daily Post'*

Wednesdays and Saturdays

## Real Estate Agents

Commission charges are due only once a rental contract is completed

## Letting Agent

Charge a fee for you to look at their listed properties

## Tenancy Services

### Tenancy Services

Department of Building & Housing  
T. 0800 83 62 62

[www.dbh.govt.nz/tenancy-index](http://www.dbh.govt.nz/tenancy-index)

This government agency offers advice, mediation on renting, and can provide you with information about your legal rights, and responsibilities when renting.

A range of forms and information sheets on a range of renting topics are available from their website, regarding information and tools to help you:

- before you start renting.
- at the end of a tenancy.
- work through renting problems.

## The Tenancy Agreement

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

This form sets out the conditions of the lease. Both the tenants and landlord sign the Tenancy Agreement and keep a copy.

## Property Inspection Report

This is part of the Tenancy Agreement. It is recommended that the tenant and landlord record the condition of the property at the start and end of the tenancy, using the Property Inspection Report form. It can help avoid disputes when the tenancy ends.

## Disputes

First talk to your landlord. If talking does not work, contact Tenancy Services.

## Insurance

It is advisable to have contents insurance as it can cover both household possessions and liability for accidental damage to a rental property. Insurance of the actual property/building is the landlord's responsibility.

See  Yellow

*'Insurance companies and offices'*


## Buying a Home

Take time to look round and become familiar with types of housing and the facilities offered in various local neighbourhoods.

The average sale price for property in Rotorua is \$256,000

*Source REINZ Aug 2009*

Local properties are listed in:

 Yellow *'Real Estate'*

### Websites

[www.realenz.co.nz](http://www.realenz.co.nz)

[www.open2view.com](http://www.open2view.com)

[www.reinz.co.nz](http://www.reinz.co.nz)

[www.trademe.co.nz](http://www.trademe.co.nz)

### Newspapers/Publications

*The Property Guide*

available on Saturday in the  
'The Daily Post'

[www.propertyguide.gen.nz](http://www.propertyguide.gen.nz)

Once you have a good knowledge of the local market, buying a home can be completed within three or four weeks.

## The Buying Process

### Viewing the properties

The Real Estate Institute of New Zealand (REINZ) is the professional body that regulates the real estate industry. Their website contains a buyers checklist and a glossary of real estate terminology. Dealing with a real estate agent registered with the Institute will help to protect you from any financial and legal risks of a private sale.

Most houses are sold through real estate agents who operate on a sales commission. Agents will make appointments for you to see specific properties, and they can provide transport if requested.

Open homes allow you to visit a property without having to make an appointment with the real estate agent.

### Organise Finance

If you do not have the full purchase price of the property, banks and financial service organisations offer a wide range of mortgage options. You can contact these organisations directly, or discuss your needs and use the services of a mortgage broker.

Brokers deal with a number of lenders, so they can save you time shopping around. You don't pay directly for their home loan services. They are paid a commission by the lenders they use. Mortgage processing is very efficient and can be arranged within 24 hours.

For an overview of mortgages and a mortgage calculator

See [www.sorted.org.nz](http://www.sorted.org.nz)

See  Yellow

Banks and finance – *'mortgages and loans'* for mortgage brokers and lenders.

## Making an Offer – Sale and Purchase Agreement

When you want to make an offer on a property, contact the real estate agent or your property lawyer, to make a formal offer in writing. This is known as a Sale and Purchase Agreement.

Often the real estate agent or mortgage broker can recommend a lawyer. It is advisable to have your lawyer check your written offer.

Your conditions in the offer may include:

- Finance being approved
- A registered valuation, Contact

### Quotable Valuable

T. 0800 16 44 44

- A 'title search', checked by a lawyer to ensure there are no legal problems with the property
- A building report, contains information about the structure and condition of the property
- A Land Information Memorandum (LIM) report, contains Council related information about the property.

For a list of independent building inspectors, or for a copy of a LIM report, contact:

### Rotorua District Council

Building Services  
T. 07 348 4199.

The Sale and Purchase Agreement will also state the 'settlement date'. This is when the property legally becomes your property, the purchase price money is exchanged, and you are given the keys to your new property.

Once you and the seller have agreed a price and signed the Sale and Purchase Agreement, it is a legally binding contract. For further information about the buying process, and a house buying checklist, check out [www.consumerbuild.org.nz](http://www.consumerbuild.org.nz), written by the Consumers' Institute and the Dept of Building and Housing.

## Building a Home

Rotorua offers many options for buying land (a section) and building your own home.

A step by step guide to building a home is available from [www.consumerbuild.org.nz](http://www.consumerbuild.org.nz)

It includes:

- Buying a section
- Choosing professionals such as architects, builders and tradepeople
- Organising contracts
- Obtaining building and resource consents
- Arranging building inspections

See  Yellow 'Architects, Builders'

## Websites

Certified Builders Assoc of NZ  
[www.certified.co.nz](http://www.certified.co.nz)

Registered Master Builders Federation of NZ  
[www.masterbuilder.org.nz](http://www.masterbuilder.org.nz)

## House Moving

In New Zealand, some houses can be lifted and moved to another location.

A step by step guide to building a home is available from [www.consumerbuild.org.nz](http://www.consumerbuild.org.nz).

It includes:

- Choosing the house
- Choosing the house removal company
- Obtaining building and resource consents
- Organising insurance
- Connecting services and upgrading the house

### House Movers

26-28 Wikaraka Street, Ngongotaha

T. 07 357 5770

[www.housemovers.co.nz](http://www.housemovers.co.nz)

House Movers buy, and sell houses, and are specialists in house lifting, building removal and repiling.

## Eco Friendly Homes

There are examples of eco-friendly homes in the District. For further information, see

[www.strawbuilt-homes.com](http://www.strawbuilt-homes.com)

locally built straw homes

[www.ecoprojects.co.nz](http://www.ecoprojects.co.nz)

provides information on how building healthier and more sustainable homes.

### Websites

[www.consumer.org.nz](http://www.consumer.org.nz)

The Consumers' Institute website has a home and DIY section with advice and reports about building, heating and energy, and security.

[www.consumerbuild.org.nz](http://www.consumerbuild.org.nz)

Provides information on renovations, dealing with tradespeople, home maintenance

## Furnishing your home

1. Renting your appliances and furniture

### Mr Rentals

T. 0800 111 3 13

### DTR

T. 0800 734 735

2. Garage Sales, advertised in media

3. Secondhand dealers

[www.trademe.co.nz](http://www.trademe.co.nz)

[www.buysellswap.co.nz](http://www.buysellswap.co.nz)

See  'Yellow' 'Second-hand Dealers'

In Rotorua furniture, bedding and appliance shops are mostly found in the Central Mall, off Amohau Street, and in Eruera and Tutanakai Streets.

## Rates/Land Tax

Home owners pay rates to the local District Council. Tenants of rental properties do not pay rates.

For further information Contact

### Rotorua District Council

Rates

T. 07 348 4199

[www.energyoptions.co.nz](http://www.energyoptions.co.nz)

Energy efficiency solutions for homes in the Bay of Plenty

[www.smarterhomes.org.nz](http://www.smarterhomes.org.nz)

[www.energywise.org.nz](http://www.energywise.org.nz)

Both websites provide checklists and tips on making your home healthier and cutting your energy bills, when building a new home, renovating, or making general improvements to your home.

## Rubbish Collection

Only rubbish in official Council bags are collected by the Council. Bags are delivered twice yearly in urban areas and once a year in rural areas. Should you need more, they can be purchased from the Council and most supermarkets. Tie up your rubbish bags securely and put out at the kerbside by 8am.

[www.rdc.govt.nz/Services/RubbishandRecycling](http://www.rdc.govt.nz/Services/RubbishandRecycling)



## Recycling Centres

### Rotorua District Landfill

State Highway (SH) 30, Rotorua  
Tel: 07 347 0626

### In-town Recycling Centre

24 Te Ngae Road, Rotorua  
Tel: 346 8327

Hours of Opening:

Monday – Friday 7.30am – 4.30pm

Sunday & Public Holidays 9.30am – 4.30pm

Closed Christmas Day & Good Friday

## Water

Certain properties within the Rotorua district are metered and they are billed on the amount of water consumed.

### Rotorua District Council

Water Rates  
T. 07 348 4199

## Abbreviations

ac, a/c	Air conditioning
apts	Apartments
balc	Balcony
BBQ	Barbeque
bd, bdrm	Bedroom
crpt	Carport
d/w, d/wash	Dishwasher
dbl	Double
ex	Excellent
exp	Expenses
f/fenced	Fully fenced
f/f, f/furn	Fully furnished
flr	Floor
gdGoodref	References
gdn, grdn	Garden
gge	Garage
Hse	House
hws	Hot Water System
i/a	Internal Access
incl	Includes
ldry	Laundry (utility room)
Inge	lounge
mod	Modern
neg	negotiable
n/s,n/smkr	Non smokers
Ono	Or nearest offer
o/plan	Open plan
pkg, prkg	Parking
pol flrs	Polished floors
pos	Position
Redec	Redecorated
refurb	Refurbished
renov	Renovated
reqd	required
row	Right of way
s'out	Sleep Out
sc	self-contained
Shr	Shower
vp	vacant possession

## Jargon/ Real Estate Speak

<b>Body Corporate</b>	The administrative body to manage the upkeep of the units or apartments of a strata building nominated by all the owners within the group title
<b>Certificate of Title</b>	A document of a property with which the name of the registered owner/s, encumbrances, or easements on the property
<b>Common Property</b>	Areas within the properties boundaries, ie: property within a strata title complex, that is shared by all other owners
<b>Conditional</b>	A contract or agreement is called "conditional" until the conditions listed are satisfied. Both the buyer and the seller can put conditions in the offer. Buyers often ask for conditions about checking the Certificate of Title, and getting finance or a building consultant's report. A conditional contract is still legally binding, but the obligations under it are suspended until it becomes unconditional.
<b>Contract of Sale</b>	A document set out in writing the terms and conditions that have been negotiated within relation to the sale or purchase of a property
<b>Covenant</b>	A document that carries any terms, conditions and/or restrictions noted on the title. This document may need close inspection by a solicitor for future impacting restrictions
<b>Cross Lease</b>	In the residential context, where there are two or more homes on a piece of land, all the owners own the land together and each owner leases their home from the others. All owners of the common land must agree to improvements such as fences and paths and external alterations to the buildings. Cross leases are long term.
<b>Easement</b>	The legal entitlement that someone has to the use of land belonging to another. This could be dual access driveways, water board needing access to sewerage pipes etc
<b>Freehold</b>	A title in which the property continues for an indefinite period of time
<b>Landlord</b>	A person who owns and rents property to another to live in
<b>Lease</b>	A contractual agreement between a landlord and a tenant providing a period of occupancy of a property to a tenant within specific terms and conditions
<b>Notice to Quit</b>	The notice to a tenant to vacate the property
<b>Settlement</b>	The sale of a property is finalised by the legal proceedings of both the vendor and the purchaser at which date the property is then handed over to the new owner
<b>Subdivision</b>	A section of land divided into individual segments (lots) for a housing development, subject to council approval.
<b>Sublease</b>	An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another
<b>Tenancy</b>	The legal right to occupy a property under contractually agreed terms and conditions
<b>Unconditional</b>	The offer made on a property has no conditions attached to it, or the conditions have been met. The contract is now legally binding and you are committed to buying the property on the agreed date, at the agreed price
<b>Valuation</b>	A written analysis of the estimated value of a property prepared by a qualified valuer

## Essential Services

Arranging connection to essential services is straightforward.

### Electricity suppliers

Mercury Energy	0800 101 810
Bay of Plenty Electricity	0800 500 710
Genesis Energy	0800 300 400
Meridian	0800 496 496
Empower	0800 340 000
Contact Energy	0800 809 000
Trustpower	0800 878 787

To compare prices, check out [www.consumer.org.nz/powerswitch](http://www.consumer.org.nz/powerswitch)

Powerswitch allows you to work out which power company and pricing plan is best for you. It is a free independent service provided by Consumer NZ.

## Gas

### Bay of Plenty Electricity

T. 0800 500 710

## Telephone

Land line suppliers


Telecom T. 123

TelstraClear T. 0508 888 800

## Mobile

Telecom [www.telecom.co.nz/mobile](http://www.telecom.co.nz/mobile)

Vodafone [www.vodafone.co.nz](http://www.vodafone.co.nz)

See  **Yellow** 'Mobile phones' for suppliers

## Phone cards

Prepaid telephone cards are available at many shops, supermarkets and petrol stations.

## Internet Service Providers

Key internet service providers are:

TelstraClear

T. 0508 888 800

Xtra T. 0800 0030 40

See  **Yellow** 'Internet Service Providers'

To compare prices of other Internet Service Providers go to [www.consumer.org.nz](http://www.consumer.org.nz)

