

# Property Management Focus.

Bringing you the [latest news](#) from the world of New Zealand property management.

## MBIE Auditing Property Managers & Private Landlords



**Landlords and property management companies are on notice to ensure their properties meet the regulations set out in the [Residential Tenancies Act \(RTA\)](#), following a recent audit by Ministry of Business Innovation and Employment's Tenancy Compliance and Investigations team.**

At Harcourts, we have had at least three of our offices audited by MBIE this month alone. The audits are voluntary, and all offices have been happy to oblige.

MBIE's audit of the business's processes and records to ensure compliance with the Act, include the following:

- Installation of smoke alarms and that all rental properties in the portfolio are compliant with the Residential Tenancies (Smoke Alarm and Insulation) Regulations 2016.
- How the insulation statement complies with the legal requirements contained in the 1st July 2016 amendments to the Act.
- What actions are taken to ensure owners meet compulsory levels of insulation required to be met by 1 July 2019.
- Bond lodgments and systems for recording rent payments.
- Actions taken on tenant's requests for maintenance and scheduled maintenance programs.
- How well the tenancy agreements comply with the Act.
- Reports of inspections carried out during the tenancy.
- Records of maintenance or repair work carried out during the tenancy.
- Any notices or letters, emails or other forms of correspondence between landlord (agent) and tenant in relation to the tenancy.
- Tenancy Agreement and any variations or renewals.

Harcourts Property Managers are absolutely committed to ensuring that we are compliant with all obligations under the Residential Tenancies Act 1986 and ensuring that our clients fully understand their obligations and that their properties are compliant.

**If you need assistance with ensuring that your property is compliant under the Act, contact your local Harcourts property manager.**

Source: <https://www.mbie.govt.nz/about/whats-happening/news/2017/landlords-and-property-management-companies-put-on-notice-to-meet-tenancy-obligations>

# Insulate before it's **too late!**

Changes to the Residential Tenancies Act means that there are new requirements for insulation in rental homes that **must be met by July 2019**. Feedback from the insulation industry is that waiting times are starting to lengthen due to an increase in demand. If owners are required to insulate their properties, they need to act now.

So, what happens if the insulation regulations aren't met before the deadline?

Landlords who don't have the required insulation installed in their rental properties by July 2019 will be in breach of the Residential Tenancies Act and may face paying a penalty of up to \$4,000. These fines are usually paid to the tenant.

Harcourts Property Managers are fully informed about what is required of our landlords and are working with insulation companies nationwide to deliver a

competitive and quality service. Contact your property manager now to ensure that your rental property is compliant with the changes to the tenancy laws that come in to force on 1 July 2019.

Find out more at:

<https://www.tenancy.govt.nz/insulationdeadline/>

## Have your say on the **Healthy Homes Standards**



The Ministry of Business, Innovation & Employment are giving New Zealanders the opportunity to have their say on the **Healthy Homes Guarantee Act 2017 Regulations – Healthy Homes Standards for rental homes**.

MBIE are consulting on proposed standards for heating, insulation, ventilation, moisture ingress, draught stopping, and drainage, as outlined in the discussion document:

<https://www.mbie.govt.nz/info-services/housing-property/housing-quality/info-services/housing-property/housing-quality/consultation-healthy-homes-standards/discussion-document.pdf>

To complete your submission:

Visit the website -

<https://www.research.net/r/healthy-homes-survey>

Submissions close 6pm 22nd October 2018.