

Property Management Focus.

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

Asbestos awareness

As you're probably already aware, there's a lot you need to know when carrying out renovations, refurbishment or demolition on properties which may contain asbestos.

If a residential landlord is planning to renovate or refurbish their rental property, or perform any demolition works, they must ensure that if there is asbestos present in the area where the work will occur, that the asbestos is identified and where reasonably practical; removed. This process must occur before any work commences.

Residential landlords are PCBUs (Persons Conducting a Business or Undertaking) under the Health and Safety at Work Act and it is important that landlords are aware of their health and safety responsibilities under the Health and Safety at Work Act 2015 and the Health and Safety at Work (Asbestos) Regulations 2016.

Buildings built prior to the year 2000 are likely to contain asbestos as it was a common building material up until 1980

and continued to be used in new buildings or renovations until the year 2000. If your property was built or undertook renovations or refurbishment before the year 2000, then it is also likely to contain asbestos.

Landlords have a 'duty of care' to ensure that no asbestos containing materials (ACM) have been damaged or disturbed, or in a poor condition at their property. Once a landlord has established that the property does not contain any risky ACM, then the duty of care only applies when renovations, refurbishment or demolition work is being carried out and then only to the specified work area.

Landlords should contract a professional asbestos surveyor to undertake a survey report, asbestos register and implement an asbestos management plan before any renovation, refurbishment or demolition takes place.

If asbestos is present at the property in the area being renovated or refurbished, the asbestos may not need to be removed if it is in good repair. Both a management plan and identification are essential however,

as there is a risk of exposure to harmful respirable asbestos fibres once the area is disturbed.

If any demolition to an area containing ACM is planned, then the demolition must be performed adhering to an asbestos removal plan and any removal of the asbestos must be performed by a licensed asbestos removalist. Landlords should not attempt to remove the asbestos themselves or authorise the removal of asbestos by any unqualified contractors.

Once an asbestos management plan is in place, a landlord or their agent must coordinate with other PCBUs such as contractors performing the works to ensure that the asbestos management plan is followed, and the health of any contractors and/or tenants is not at risk.

Speak to your Harcourts Property Manager before you commence any works and they will assist you with this process.

For more information and helpful scenarios go to [worksafe.govt.nz](https://www.worksafe.govt.nz)

Healthy homes standards announced

The healthy homes standards have been announced by the government with the regulations likely to become law by mid-2019. Compliance timeframes are from July 2021

for new tenancies and all rental homes must be compliant by July 2024.

The healthy homes standard sets the minimum requirements for heating, insulation, ventilation, moisture ingress and drainage and draught stopping.

The next issue of Property Management Focus will provide information on the new standards so stay tuned to communication from your Harcourts Property Manager or go to [hud.govt.nz](https://www.hud.govt.nz)

**Please note that the insulation requirements set for 1st July 2019 still apply.*

Why have your property managed by a **Harcourts Property Manager?**

There are lots of reasons to work with a property manager, but not all property managers are created equal. At Harcourts, we think it's important to invest in our property management team to make sure they are the most highly skilled and educated property managers in the market. Here's just some of what the team at Harcourts are getting up to in 2019.

- **150 property managers attended the Property Management Activate event** series in January and February 2019 across four locations (Auckland, Wellington, Christchurch and Hamilton). Expert speakers and panelists from both inside and outside Harcourts presented new initiatives to prepare property managers for the coming year.
- **Over 45 property management training days are scheduled throughout NZ** for the rest of the year. Training covers all things from client communication to legislation and ensures that property managers are up-to-date with any industry changes. In addition, a full day is dedicated to property management during Harcourts National three-day conference in May.
- **Two-days of business and finance training is scheduled for August.** This is a great opportunity for managers and business owners to get together and share what is working for our clients in their businesses.
- **A one-day Conference in the South Island has been planned for November.** This annual event offers a great networking opportunity and training session on anything new in property management from the previous 12 months and looking forward.



In addition to this, Harcourts offers a new online learning pathway, including online interactive training sessions and recorded webinars. Therefore, you can rest assured that you'll be covered with all updates to law and legislative amends when you choose Harcourts for all your property management needs.