



# Gold Property Management

A division of Gold Real Estate Group Ltd MREINZ

## YOUR RENTAL ASSESSMENT

Thank you for requesting a rental assessment for;

110 Aikmans Road, Merivale, Christchurch



*This appraisal has been completed in conjunction with retail statistics provided by Ministry of Business Innovation and Employment, properties currently available for rent and properties we have recently rented*

We consider this property to rent for between **\$500** and **\$600** per week (unfurnished)

**DISCLAIMER:** Property has been appraised without evidence of Healthy Homes Compliance or confirmation of meeting current rental standards.

3 March 2021 - This assessment is valid for 30 days from the date of assessment

### What we'll do for you:

Do you own an Investment Property?

Not sure if you are getting the rent your property is worth?

Are your management expectations being met?

We are here to help you as a landlord, build and enjoy financial security through Real Estate Investment, while providing a safe and comfortable home for our tenants.

Our experienced team will take the worry out of being a full-time landlord.

**Contact us  
today for all  
your property  
management  
requirements**



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 **03 352 6454**

**Harcourts**



## YOUR RENTAL HEALTH CHECKLIST

The five key components you'll need to meet are:



### Heating

Landlords must provide one or more fixed heating sources that can directly heat the main living room. The heater(s) must be acceptable types, and must meet the minimum heating capacity required for your main living room.



### Insulation

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019. The healthy homes insulation standard builds on the current regulations and some existing insulation will need to be topped up or replaced.



### Ventilation

Rental homes must have openable windows in the living room, dining room, kitchen and bedrooms. Kitchens and bathrooms must have extractor fans vented externally.



### Moisture ingress & drainage

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water. Rental properties with an enclosed sub-floor space must have a ground moisture barrier.



### Draught stopping

Landlords must make sure the property doesn't have unreasonable gaps or holes in walls, ceilings, windows, skylights, floors and doors which cause noticeable draughts. All unused open fireplaces must be closed off or their chimneys must be blocked to prevent draughts.

