



Wellington Rental Housing

RENTING A HOME IN WELLINGTON



Many people rent a home when they first arrive in Wellington and then buy a house or apartment later when they have jobs and have learned about the local services and schools.

MOST RENTAL HOMES DO NOT HAVE FURNITURE. THE HOUSE WILL HAVE A LAUNDRY SINK BUT DOES NOT USUALLY HAVE A WASHING MACHINE, CLOTHES DRYER, FRIDGE OR FREEZER.

The landlord does not have to put any heaters in the house. As a tenant you must pay for services such as electricity, phone connection, and gas.

For more information about your rights as a tenant call 0800 836 262 or visit www.tenancy.govt.nz

► WHERE TO FIND A PROPERTY TO RENT

You can look for a home to rent in the following places:

- **The Dominion Post newspaper:** check the 'To Let' column on Wednesdays and Saturdays
- **Community Notice Boards:** rental home advertisements are often placed at local supermarkets, community centre notice boards and in some school newsletters.

Some Real Estate agents have houses to rent as well as to buy. It is a good idea to contact one in your local area.

You can also find a home to rent on a range of websites:

- **Property Trade me:** www.trademe.co.nz then select 'property to rent'
- **Homelet:** www.homelet.co.nz
- **All Real Estate:** www.allrealestate.co.nz
- **Real Estate:** www.realestate.co.nz
- **Flatfinder:** www.flatfinder.co.nz

HOW MUCH WILL RENTING A HOME COST?

Wellington's rents vary depending on where the house is, the number of bedrooms and the condition of the house. Houses and apartments in the Central Business District are expensive compared to those in the suburbs.

To check rent prices go to the Department of Building and Housing website: www.dbh.govt.nz/market-rent or call 0800 832 262.

For more information about Wellington and its suburbs visit the Move to Wellington website at www.Wellington.govt.nz/move or call 499 4444.



SETTLEMENT SUPPORT
NEW ZEALAND

Wellington City Council
101 Wakefield Street, Wellington
Ph 803 8330
settlementsupport@wcc.govt.nz
www.movetowellington.govt.nz



BONDS OR SECURITY DEPOSITS

You will have to pay a bond for the house you rent – this is usually the same as two to four weeks rent. The bond is for the landlord to cover any damage to the house or any unpaid rent. Both you and the landlord will sign a bond form that the landlord sends to the Tenancy Service Centre. The bond is paid back to you when you leave the house if there is no damage or any unpaid debts.

For free advice and information about bonds visit www.dbh.govt.nz or call 0800 737 666.

SORTING OUT RENTING PROBLEMS

When problems between landlords and tenants happen:

- Talk them through with your landlord. Before talking to your landlord, be clear about your concerns and think of a solution.
- If problems continue, seek advice from the Department of Building and Housing which has mediation services for tenants and landlords.

Visit www.dbh.govt.nz or call 0800 836 262 for advice and information.



TENANCY AGREEMENTS



Tenancy Services is a government agency that gives information on tenants and landlords' rights and obligations. It is important to have a written tenancy agreement (lease). Both you and your landlord sign this and keep a copy each.

The lease will say:

- how much money you have to pay to move in, which is called a bond
- how to tell the landlord if you want to leave (which is called giving notice)
- how to manage any disagreement between you and your landlord.

It is a good idea to find out your legal rights and responsibilities before signing a lease.

Tenancy Services can provide free advice and information, visit www.tenancy.govt.nz or call 0800 836 262.

Community Law Centres can also help, visit www.communitylaw.org.nz or call 499 2928.

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