



Pukeko[®]

Rental Managers

MANAGEMENT OVERVIEW

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SELF-MANAGING CHALLENGES

- Access to software to select tenants
- Failing to comply to changing legislation and Residential Tenancies Act
- Managing Rent Arrears
- Conflict with tenants
- Success at Tenancy Tribunal



INTRODUCING...



David Pearce

Owner operator

Smaller portfolios

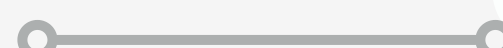
Local knowledge & focus

A trusted reputable
manager & advisor

Is a licensee of...



Is backed by



Over 30 other
experienced rental
managers

Huge collective
databank of knowledge
and resources

Focus groups dedicated
to service development,
govt lobbying, and media
& more!

National Brand

Superior recruiting, ongoing
management & customer
satisfaction audits

Advanced technology, tools &
training

Supreme Award Winning
Company



WHY PUKEKO?

IN LESS THAN A MINUTE!



ON YouTube



Or go to <https://youtu.be/EiDmLosqUmE>



KEEPING YOUR INVESTMENT PROTECTED

- Fixed Term tenancies ending at optimal time of year for re-tenanting
- Comprehensive tenancy reports (with photos) before and during a tenancy.
- No extra fees - max returns on every \$ spent.
- Zero tolerance for rent arrears & advanced tenant selection process.



Transparency with 24/7 access to...

**STAY IN
THE
LOOP**

Inspection reports
Invoices & repair
work
Weekly rent
payments

Owner guides, management
agreements, compliance
reports, and tenant files.
(agreement, bond, ingoing
condition reports & meth tests)



a partnership you can trust





WHAT OWNERS NEED TO KNOW

The Pukeko Rental Managers team receive regular resources, training and updates so they can ensure your property meets CURRENT compliance requirements & they fully understand tenant and owner liabilities.

Here are a few things all owners should know!

Change to tenant liability

The tenant is no longer liable for 'accidental' damage. If tenants or their guests cause 'careless or intentional' damage in a rental property, they will be liable for the cost of the damage up to four weeks' rent or the landlord's insurance excess, whichever is lower. If it is 'malicious' damage then they are responsible for the full cost.

Insulation & Smoke Alarms

10-year photoelectric smoke detectors are required within 3m of a bedroom, one per every level and one in a sleepout. Rental properties must be insulated with at least R2.9 insulation in the ceiling and R1.3 underfloor (unless on a concrete pad).

Insurance Declaration

Landlords need to provide insurance information in any new tenancy agreement stating the insurance excesses and include a statement informing tenants that the insurance policy for the property is available on request.



WHAT OWNERS NEED TO KNOW

Here are a few things all owners should know - continued.

Deadlines to Healthy Home Standards

All properties need to be fully compliant by 1 July 2024 AND they must be met within the first 90 days of any new tenancy.

<https://www.hud.govt.nz/residential-housing/healthy-rental-homes/healthy-homes-standards/>

Unlawful Residential Properties

Property owners must comply with all legal requirements relating to buildings and health and safety that apply to the residential premises. If a dwelling, bedroom or sleepout does not have all the consents to be legally lived in it is considered an “unlawful dwelling”. Tenants can get full refund or partial refund of all rent monies paid.



WHAT OWNERS NEED TO KNOW

Here are a few things all owners should know - continued.

Meth Contamination

We Meth test the property to ensure the property is free from contaminants at the start of the tenancy. Four reasons for this:

- Advertise we test to deter any meth user from renting the property; and
- This is the only way we can make the tenant accountable as we can prove they did the contamination; and
- To provide a contaminated house over the required levels will mean a \$4,000 fine plus you could be made to refund the rent paid by the tenant and purchase them replacement furniture.
- It also gives peace of mind to incoming tenants that they are living in a healthy property.





YOUR MONEY IS SAFE

rents are paid weekly

to a business trust account monitored
and audited regularly by Pukeko HQ

And we **PAY YOU** twice monthly on the 15th & 1st of each month.*

*Pukeko Plus customers are paid monthly



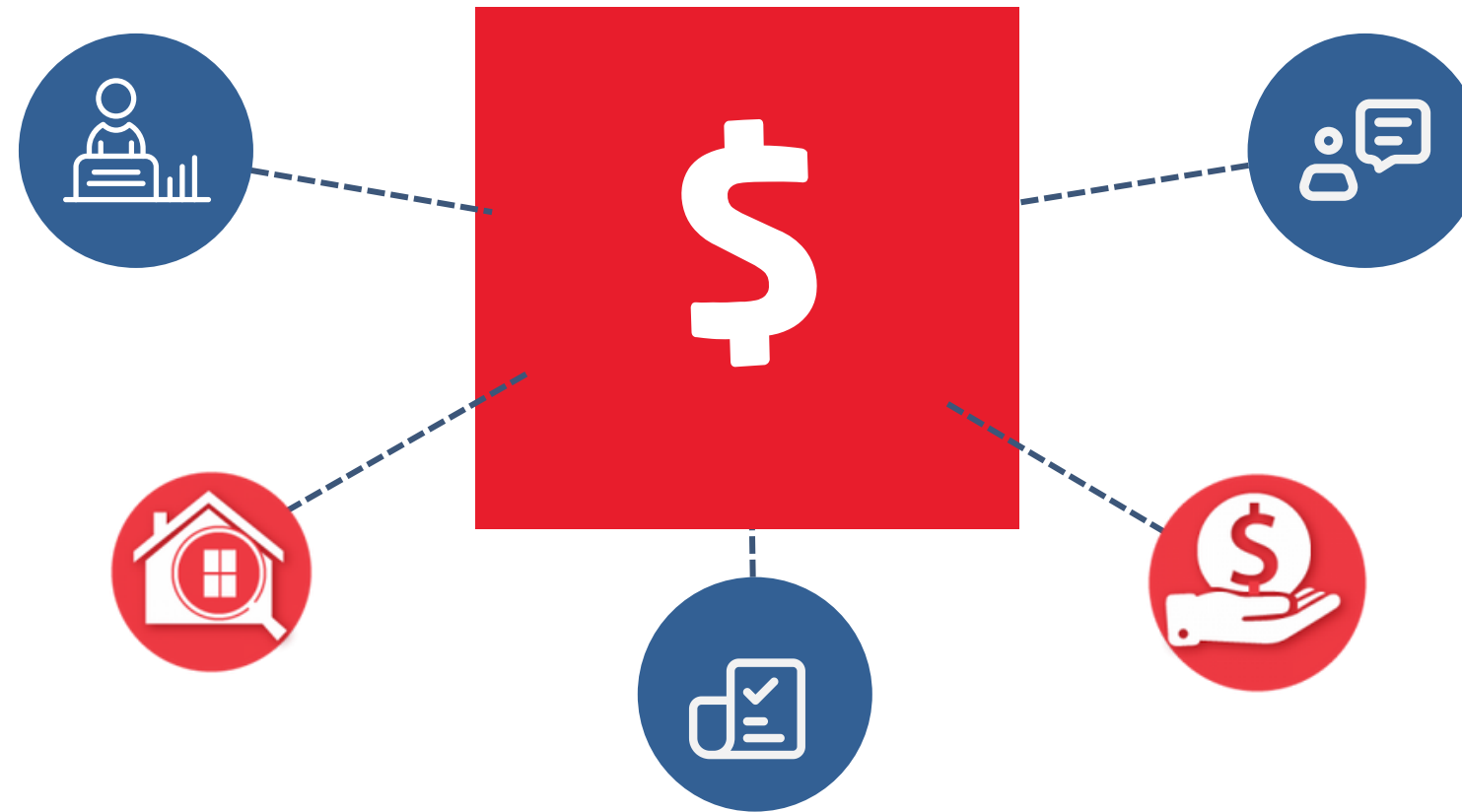
NO HIDDEN FEES

Letting or Admin Fees

This is all part of our management fees. Beware of those hidden fees our competitors often charge to market or sign up a new tenant to your property!

Inspection Fees

We don't charge for them and they are done regularly every three months with reports and photos supplied.



Finding New Tenants

We follow a proven national process to find a best tenants for your home. Then we back this with rent guarantees!* You get copies of all the paperwork and hundreds of photos - all inclusive - everytime!

Rental Appraisals

We make sure you are getting the best rent possible and keeping up with market rates. We can also provide free rental appraisals and support if you are looking to invest in new property!

Organising maintenance and repairs

We have relationships with the best local tradies so jobs are sorted fast and to a high standard. AND we negotiate great rates on your behalf.



EXCEPTIONAL RENT OFFER

We Offer A Rent Guarantee You Won't Find Anywhere Else!

Pukeko Rental Managers focus on finding the right tenants and back their services with the Pukeko Plus Rent Guarantee Scheme. It means that in the unlikely event a tenant gets behind in rent, your Pukeko Rental Manager can access a dedicated company fund to cover rent arrears while they resolve any issues.

Property owners can be confident that rents are paid every month, investments are safe, and rental properties are in expert hands.

Ask for a copy of the Pukeko Plus Flyer today.



Plus+
Pukeko
Removing the risk for Property Owners

Total peace of mind.
Relax, sit back and watch your investments grow.

We guarantee that Property Owners will receive their FULL rent every month, whether the tenant pays or not. **Every month, every time!**



Pukeko
Rental Managers

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Pukeko Plus rent guarantee scheme

Pukeko Managers back their own services with rental guarantees because they are the best of the best at what they do. Your property will be in expert hands.

Not only do we back our service with the Pukeko Plus rental guarantee, but it is backed by a dedicated National Pukeko managed fund. That's right, we are so confident your investment is safe with us, we provide our own insurance!

Please refer to our website for Terms & Conditions.
www.pukekorentalmanagers.co.nz/Pukeko-Plus-Rent-Guarantees





EXCEPTIONAL COMMUNICATIONS



Tenant guides
Quality support & advice for new tenants



Landlord Guides
Quality support & advice for owners



Updates
Company & Industry updates via email, social and blogs. Webinars and other resources.

HAND OVER THE HARD WORK FOR STRESS FREE PROFITS

Your manager **personally** take cares of...

- 01. Rent collection & payments
- 02. Monthly & annual accounting
- 03. Tenancy communications (the
buffer!)
- 04. 24/7 maintenance /repair coordination and supervision
- 05. Tenant screenings & property showings
- 06. Inspections & reports



And...

- 07. Bill & supplier payments
- 08. Tenancy management & renewals
- 09. Mediation and tenancy tribunal
- 10. Bond lodgments and management
- 11. Legislation & compliance reporting & management
- 12. Eviction coordination & communications
- 13. Professional property marketing
- 13. Health & safety, & meth testing





NEXT STEPS



ANY QUESTIONS?

LETS GET STARTED !





Pukeko[®]
Rental Managers

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We don't want to be the biggest, just the best!

www.pukekorentalmanagers.co.nz/David-Pearse

Thank You!